91-01828 Annual housing review (Ottawa-Carleton) 89160.003

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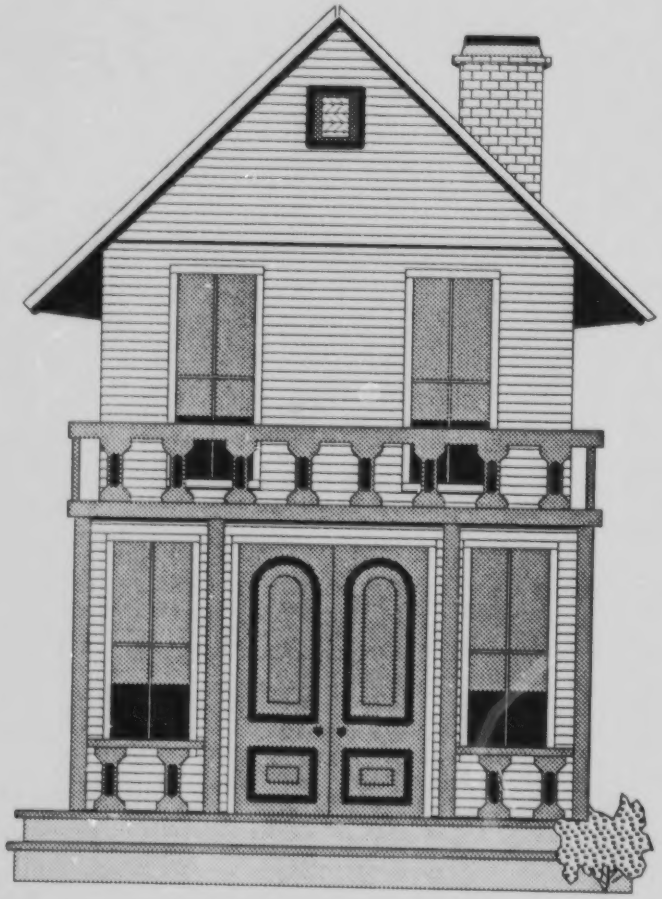

Annual Housing Review

1989

Regional Municipality of Ottawa-Carleton
Planning Department
September 1990

#12 - 35.5

91-01828/

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Introduction

On 9 January, 1985, Regional Council adopted a recommendation directing planning staff to prepare annual housing reviews which would report on housing activities and progress made towards the achievement of targets set out in the Regional Housing Statement Update (RHSU).

This, the sixth annual housing review, focuses on housing activity in the RMOC in 1989. The report is descriptive; no changes in Regional housing policy are proposed in this review.

A complete update of the 1985 Regional Housing Statement is currently being done by the Planning Department.

Summary

Residential Land Supply

- At the end of 1989 there was, in total, an 11.0 year supply of vacant residential land — exceeding the requirement in the Provincial Land Use Planning for Housing policy of a 10 year supply. The supply of land with draft approved and registered plans was 4.3 years, based on the 10 year demand forecast, which exceeds the objective in the Regional Official Plan of a 2 year supply. Council's objective of having a minimum 10 year supply of serviced land, as specified in the Official Plan, was very nearly met in 1989 with a 9.5 year supply serviced with regional trunk sewers and water mains.

Rental Housing

- 1989 had the lowest number of rental starts (519) in the five years covered by the RHSU. Rental completions however, were up slightly in 1989 to 1,662 units from 1,504 units in 1988, but neither the target of 2,150 units per year to meet new demand, nor the target of an additional 750 units per year to increase the vacancy rate to 3% was met. The vacancy rate continued in the pattern of the past few years of rising to around 2% in the spring (2.0% in April 89) then dropping in October (1.3% in October 89).
- The increase in average rents in 1989 was 3.8% - well below last year (5.2%) and below the rent review guideline for 1989 (4.6%). Average weekly earnings increased by 4.4%.

Assisted Housing

- There were 757 assisted housing completions in 1989 - the highest level in over 10 years. Assisted housing starts, on the other hand, at 114 units, were the lowest they have been in over 10 years. The low level of starts in 1989 was not the result of a shortage of housing allocations from the senior levels of government. Allocations in 1989, at over 1,700 units were well above the usual level, due primarily to the second round of allocations under the Homes Now program. The low level of starts may simply be the result of project delays and will be reflected in more starts in 1990. The need for assisted housing as indicated by the number of applicants on the Ottawa-Carleton Regional Housing Authority's waiting list remained strong but was down slightly at the end of 1989 compared with the end of 1988.

Ownership Housing

- The target of 2,650 ownership completions per year has been exceeded for the sixth year with 5,048 units completed in 1989. Freehold row starts were one of the only types to post an increase in 1989. According to CMHC, this increase was in response to a strong demand for affordable single detached substitutes. The average selling price of homes (according to MLS listings) was up by 6.4% in 1989 to $137,455, with detached housing types having the greatest increase. The price of new detached homes increased more substantially, rising by 8.6% in 1989 to an average of $213,103. Due to these increases in house prices, and higher average mortgage rates, the cost of home ownership increased by 11.8% or about 6% in real terms ie. less inflation.

Government Initiatives

- The Provincial housing policy statement, Land Use Planning for Housing, was approved in July 1989. The statement outlines provincial policy on housing issues as they relate to the land use planning process. Among the requirements of the policy are: that municipalities maintain an adequate supply of land for residential purposes; that the approval process be streamlined; that a range of affordable housing be produced; and that municipalities monitor how the provisions in the policy are being achieved.

- At the Regional level, the Social Services Department continues to subsidize housing directly by providing per diems for emergency shelter, accommodation at domiciliary hostels, transition homes, alcohol and recovery homes, and also by operating two emergency shelters for families. The Housing Registries Office operates two placement services, Match and Share and Homelink (formerly the Accessible Housing Registry). The Planning Department continued its participation in the Granny Flat demonstration project.

The Outaouais

- The Outaouais accounted for 34% of all starts in the Ottawa-Hull CMA in 1989, the largest share in recent memory, but remains a distinctly separate market from the RMOC. For example, newly completed single detached and semi detached houses in the Hull CMA were less than half the price of new units in the RMOC. Further, rents are 8% to 26% lower in the Hull CMA than in the RMOC, depending on the size of the unit.

PART I - Production Targets

The Regional Housing Statement Update (RHSU, May, 1985) established production targets for several categories of housing for the five year period from 1984 to the end of 1988. The targets were based on a medium projection of population growth (1981 fertility rates and average net migration of +3,800 annually) and used 1981 household formation rates.

A complete update of the RHSU is currently underway. While the targets used below are outdated, they serve as a reference to gauge production.

Overall Production Target

The RHSU established an overall production target of 27,750 over the five year projection — an average of 5,550 units per year. This annual average target was surpassed for the sixth consecutive year in 1989 with 6,710 completions. A total of 43,218 units have been completed since 1983 for an average of 7,203 units per year.

Housing Orientation Target

To meet the needs of both family and non-family households, the RHSU recommended that 65% to 75% of new dwellings should be ground-oriented and 25% to 35% of new dwellings should be non-ground-oriented (apartments). The ratio in 1989 was 72.8% ground-oriented, 27.2% non-ground oriented. Over the six years since the establishment of the target, 71% of new units have been ground-oriented and 29% have been apartments.

Figure 1

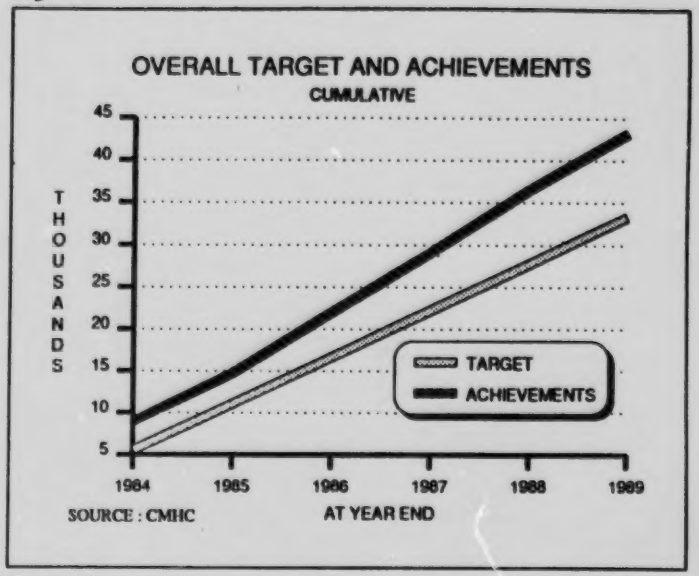
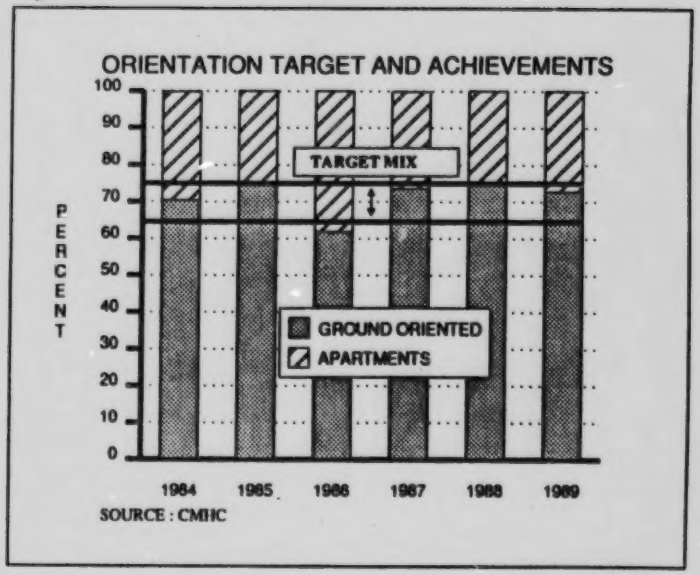


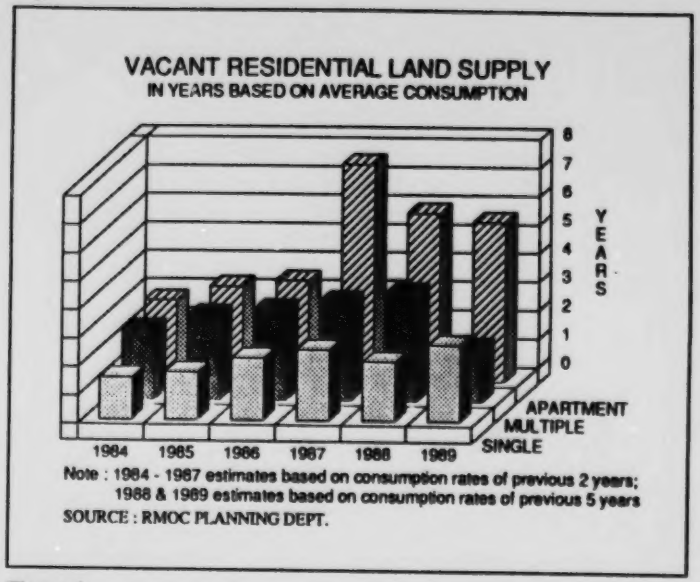
Figure 2



Land Supply Target

To ensure an adequate supply of land for housing, the RHSU established a target of a minimum of two years supply of residential land in the development process (registered or draft approved plans). At the end of 1989 there was a 3.9 year supply of land in registered and draft approved plans based on the average building rate and mix of development during the previous five years. This total comprises a 2.7 year supply of land for single-detached units, a 1.3 year supply for semi-detached units, a 1.9 year supply of land for multiples and a 5.6 year supply of land for apartments. However, 31% of registered land and draft approved land is for "mixed" units (more than one type), and therefore the effective supply likely exceeds the two year objective for all types.

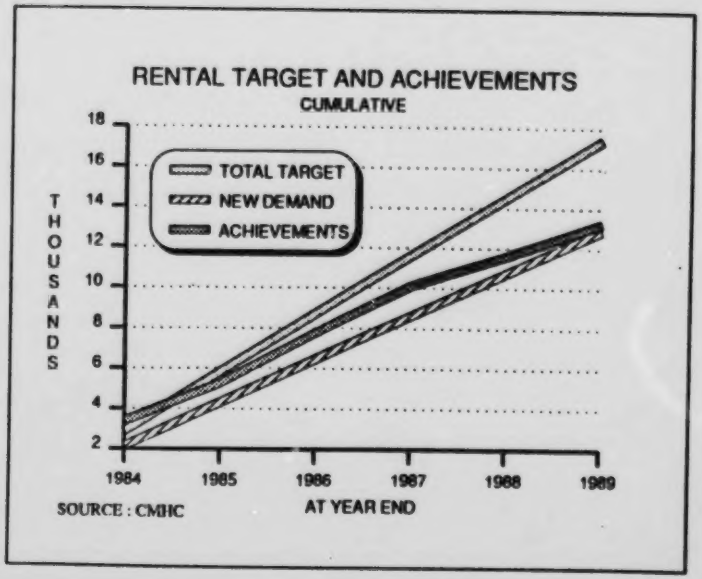
Figure 3



Rental Target

The rental target of 2,900 units per year established in the RHSU consists of two parts: 2,150 units per year to meet new demand, and 750 units per year to increase the vacancy rate to 3%. In 1989 there were 1,662 rental units completed. This falls short of the target and the projected requirement to meet new demand. In total, 13,262 rental units have been completed since 1984. This is short of the six year target of 17,400, but is in excess of the projected requirement of 12,900 units to meet new demand.

Figure 4



Assisted Housing Target

The RHSU set a target for the production of assisted housing at 800 units per year, for a six year total of 4,800 units. Since that time, a total of 2,990 assisted housing units have been completed. This target was based on the need for rent-geared-to-income (RGI) subsidized units and assumed that about 25% of new family units and 50% of new seniors units would be RGI units, with the remaining units being rented at market rent levels. The target level of production would therefore result in about 200-250 RGI units per year.

In 1989 there were 757 assisted housing completions. Although this is short of the target, a larger proportion of units in each project is RGI than was previously the case, in accordance with the non-profit program introduced in 1986.

The exact number of RGI units that will result from 1988 completions is difficult to determine because, under the new non-profit program, each project can have from 40% to 100% of its units RGI, depending on need and on the sponsoring organization's objectives. At a minimum, it can be estimated that 303 RGI units were completed in 1989.

Figure 5

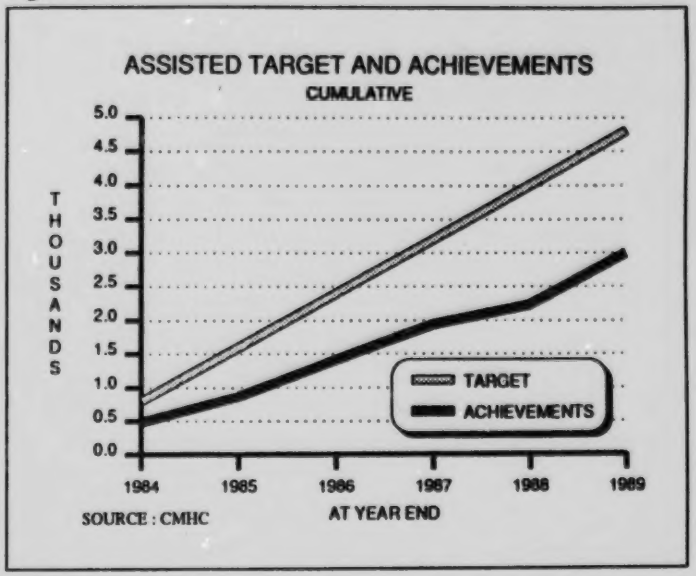
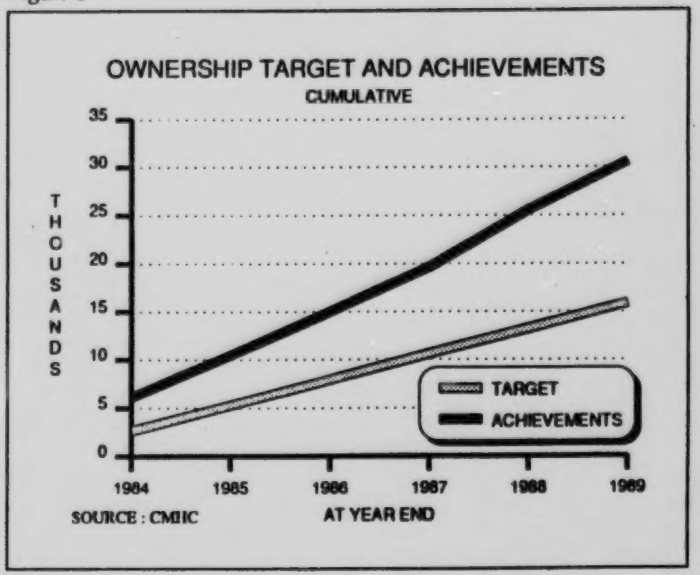


Figure 6



Ownership Target

The target of 2,650 ownership units per year has been exceeded each year since the target was established. With the completion of 5,048 units in 1989, the six year total reached 30,591 units, surpassing the target by over 14,500 units.

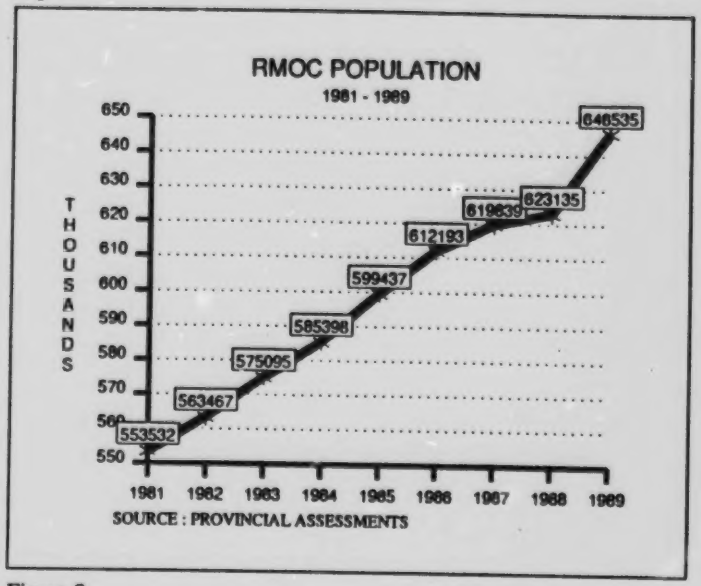
PART II - Population and Economy

Population

The year end population of Ottawa-Carleton was 646,535 according to Provincial Assessment data. This is up 23,400 (3.8%) from the 1988 year end figure. (Note: Data reported for 1988 was not year-end data. Given the migration rate and the number of housing completions in 1988, it is likely that the population was higher than indicated by the assessment).

Recent population projections for Ottawa-Carleton project an average annual increase of 11,592 persons from 1986 to 1991, and 11,289 persons from 1991 to 1996.

Figure 7

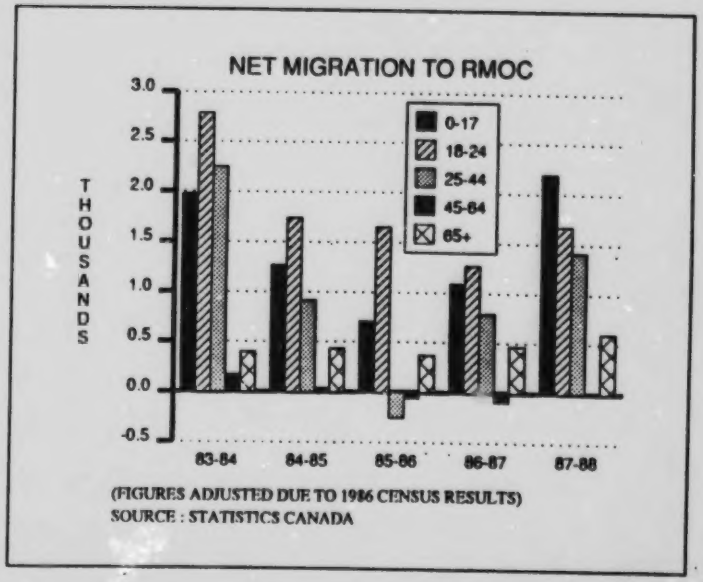


Migration

Migration data for 1988-89 are not yet available, however final data for 1987-88 indicate that net migration increased again in 1987-88 to 5,887 from 3,504 in 1986-87. Intraprovincial, interprovincial, and international migration flows all contributed to this increase. Migration out of Ottawa to other areas in Ontario showed signs of slowing as the net loss of people is 40% less in 1987-88 than in 1986-87.

The 0-17 age group dominated the net migrant population in 1987-88 accounting for 2,191 of the total, up from 1083 in 1986-87. The 18-24 and 25 - 44 age groups also increased significantly from 1986-87 levels by 32.5% and 79.4% respectively.

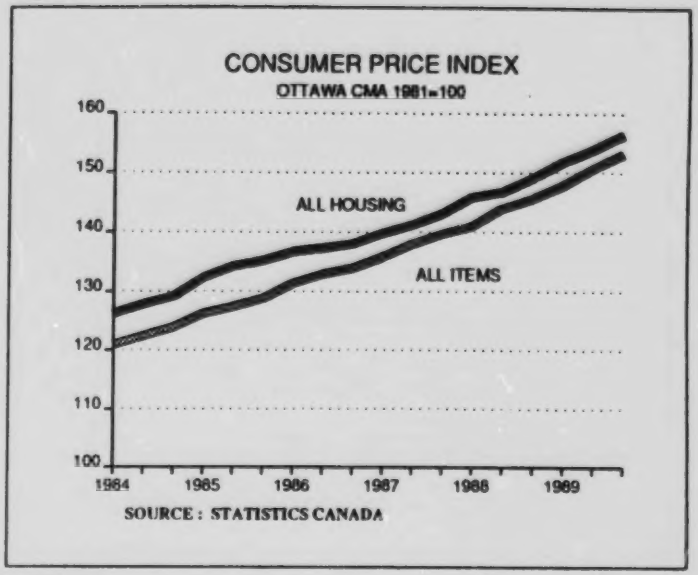
Figure 8



Inflation

The general rate of inflation (annual average percentage change in the Consumer Price Index) in the Ottawa CMA in 1989 was 5.0%, up by 0.9 points from 1988. The general rate for Canada in 1989 was 5.0%, up from 4.1% in 1988. The housing component of the consumer price index (CPI) was up by 4.9% in 1989. This is slightly lower than the general rate of inflation but is up from the increase in the housing component of 1987 and 1988, when the increases were 3.2% and 4.1% respectively.

Figure 9

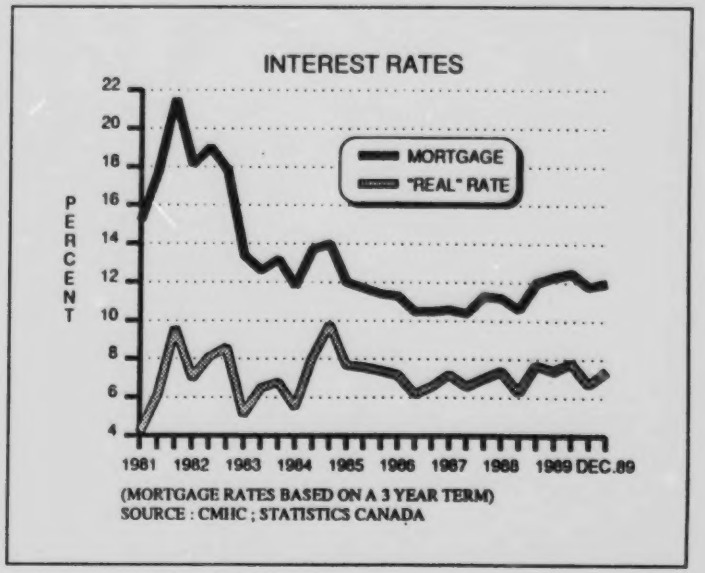


Mortgage Rates

On average, mortgage rates were higher in 1989 (12.2%) then they were in 1988 (11.4%). The real interest rate (i.e. the nominal rate minus the rate of inflation) remained in the relatively high 7% range throughout 1989.

Mortgage interest rates dropped slightly during the course of 1989. After reaching a peak of 12.75% in April 1989, rates dropped to 11.77% in October and November, then rose to 12.00% in December.

Figure 10

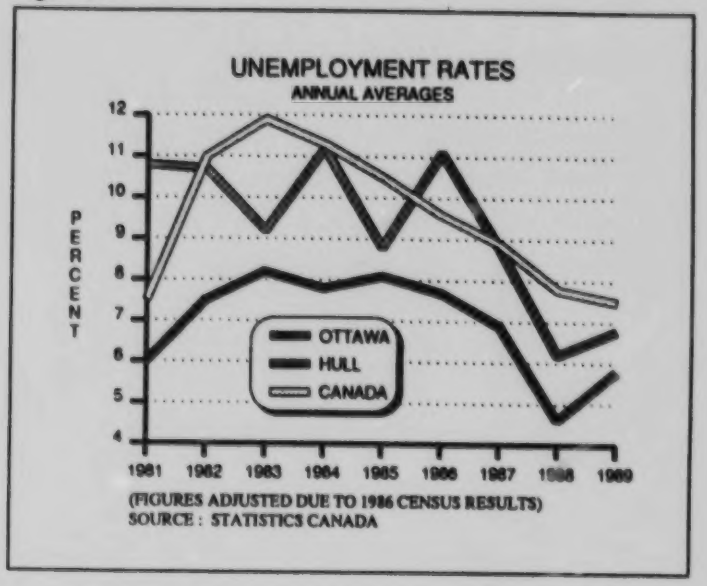


Employment and Unemployment

The Statistics Canada Labour Force Survey indicated no change in the 1989 Ottawa area (CMA) employed labour force between 1988 and 1989 at 349,000. The total labour force increased from 366,000 in 1988 to 370,000 in 1989

The unemployment rate reversed the declining trend it had been on since 1985 and increased to 5.8% in 1989 from 4.6% in 1988. The unemployment rate for Canada fell from 7.8% to 7.5% - leaving Ottawa-Carleton's rate 1.7% lower than the national rate.

Figure 11



PART III - Government Initiatives

Provincial Initiatives

In October 1988, the Minister of Housing launched the "Homes Now" program to provide for the construction of up to 30,000 non-profit homes in Ontario within three to five years. RMOC accounted for 6.5% of the Ontario total, with 1,984 allocations.

The Rental Housing Protection Act, initially passed in 1986 as a two-year temporary measure, was proclaimed as legislation in June 1989. The principal effects of the RHPA include the prohibition of conversions from rental to condominium anywhere in the province; and the regulation of demolitions and renovations of rental housing in larger municipalities (i.e. City of Ottawa).

The Province established a new interest in housing through the adoption in July 1989 of a Provincial policy statement on Land Use Planning for Housing. This statement outlines the Province's policy on housing issues as they relate to the land use planning process. A key feature of the policy is the requirement that all municipalities provide for 25% of new housing to be affordable. Other provisions of the policy require that municipalities maintain an adequate supply of residential land, that the development approvals process be streamlined and that municipalities monitor how the provisions of the policy are being achieved. Ottawa-Carleton was identified as one of 12 priority areas in Ontario.

Social Services Department

The RMOC Social Services Department subsidizes housing directly in four ways: 1) by providing per diems for emergency shelter for singles (All Saints for Women, St. Joe's, Shepherds of Good Hope, Hope Outreach, The Salvation Army, and the Union Mission for men); 2) by operating two emergency shelters for families; 3) by providing per diems for accommodation at Domiciliary Hostels; 4) by providing per diem funding for transition homes and alcohol and recovery homes. All Saints closed in November 1989, with the opening of a new women's shelter on Besserer. Funding to St. Joe's was also terminated at that time.

The number of beds available for singles in emergency shelters has increased from an average of 5,978 in 1988 to 6,124 in 1989. Over the past five years, the average monthly occupancy level has increased from 54% in 1984 to 80% in 1989.

Since January 1988, the Social Services Department has worked with a community-based Shelter Committee and the Social Planning Council to develop plans for additional and replacement facilities, including a youth shelter and an additional facility for women. In 1989, the Department worked with hostel operators to develop standards in an effort to ensure similar services are available across all shelters.

The Social Services Department operates two emergency shelters for families at 1081 Cadboro (22 units) and 159 Forward Ave. (25 units), for a total of 47 units. Between 1986 and 1988, the occupancy level at emergency family shelters decreased, but usage began to increase during 1989 and continued to grow in 1990 to maximum occupancy and beyond. A 14-bed emergency hostel for women opened at 1081 Cadboro in 1989.

The Domiciliary Hostel program provides per diems for longer term accommodation with some support for frail elderly and post-psychiatric persons. The average number of beds subsidized per month in 1989 was 781, up from 761 beds in 1988. The per diem rate ranged from $25.70 to $29.40 in 1989, up from $24.73 to $28.00 in 1988.

The twelve Community Services Centres of RMOC Social Services Department individually provide a range of housing-related services such as advocacy and advice.

Planning Department

The Regional Planning Department operates two housing placement services through its Housing Registries Office: Match and Share, and Homelink (formerly the Accessible Housing Registry).

Match and Share attempts to join together people who have extra space in their houses and are interested in sharing it (providers) with people who are looking for accommodation (seekers). At least one of the parties in a match must be a senior citizen. In 1989, Match and Share received more than 1,000 inquiries and placed approximately 150 people through 37 successful matches.

The Accessible Housing Registry, which the Regional Municipality of Ottawa-Carleton developed and operated for one and a half years, became part of a Provincial project called Homelink in 1986. The mandate remained essentially the same, i.e. make the connection between persons with disabilities and accessible housing. In 1989, the office received calls from 148 new consumers (families and individuals) requesting accessible housing, and approximately 350 people were referred to 46 known accessible units. The Office continued to develop its inventory of accessible units and added 30 more housing projects to its listing. The Accessible Housing Handbook is available as a resource book in the Housing Registries Office.

The Department also continued its participation in the Portable Living Units for Seniors (PLUS) granny flat demonstration project, and prepared an evaluation report, with recommendations to enlarge further provincial and federal support for granny flats. The level of interest in the demonstration project remains high, with as many as 100 inquiries during 1989.

PART IV - Housing Markets

Housing Starts

Starts were down by about 33% in 1989 to 5,348 units from the 1988 level of 7,925.

Starts in most structure types were down in 1989, but condominium apartments and both private and assisted rental units showed the largest declines. There were only 114 assisted housing starts in the Region in 1989, down from 632 in 1988. This is due in part to delays in projects, and these will be reflected in 1990 starts. Private rental starts were down by nearly 60% - there were only 11 rental row starts in 1989 compared with 326 in 1988. Condominium starts, particularly apartments, were also down by more than 50% in 1989.

Single detached starts, while down in number from 1988, made up a larger proportion of total starts in 1989 (60%) than in 1988.

Freehold rowhouses and semi-detached units were the only type of units to increase in 1989.

The housing market was considered out of balance for several housing types at the end of 1989. That is, the rate of absorption for several types of units was such that the supply of these units dropped below a threshold level measured in months. The number of months of supply necessary to have a balanced market varies by structure type. Single detached and ownership rowhouse markets were considered in balance. There was an oversupply of condominium apartments - the absorption rate declined as dramatically as the decline in starts. There was an extreme undersupply of rental row units and a slight undersupply of rental apartments at the end of 1989.

Figure 12

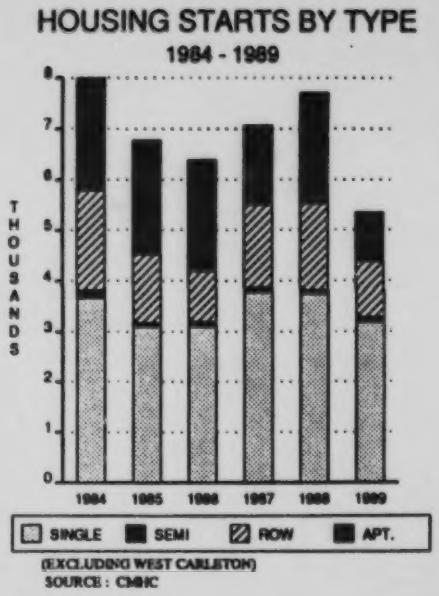


Table 1

Housing Starts By Type — RMOC

	Single	Semi	Row	Apt.	Total
1984	3656	184	1937	2222	7999
1985	3089	93	1335	2262	6779
1986	3090	110	992	2199	6391
1987	3991	100	1616	1578	7285
1988	3945	82	1706	2192	7925
1989	3176	109	1078	985	5348

Note: Data for West Carleton was included beginning in 1987

Source: CMHC

The share of total starts in RMOC in the urban municipalities (Ottawa, Vanier, Rockcliffe) decreased slightly from 32% to 29.5%, while suburban municipalities dropped from 57% in 1988 to 53% in 1989. The rural municipalities' (Goulbourn, Osgoode, Rideau, West Carleton) share of starts in 1988 increased to 18%. Goulbourn (ie. Primarily Stittsville) accounted for about 42% of the "rural" starts.

The existing housing stock at the end of 1989 stood at 262,189: about 58.2% of which is in the urban municipalities; 35.1% suburban; and 6.7% rural.

Table 3

1989 Housing Starts by Type by Municipality

	Single	Semi	Row	Apt.	Total	Percent
Cumberland	639	0	155	64	858	16.0%
Gloucester	382	2	95	25	504	9.4%
Goulbourn	297	10	92	0	399	7.5%
Kanata	468	6	106	0	580	10.8%
Nepean	483	0	270	118	871	16.3%
Osgoode	201	0	16	0	217	4.1%
Ottawa	360	87	344	775	1566	29.1%
Rideau	112	0	0	0	112	2.1%
Rockcliffe	4	0	0	0	4	0.1%
Vanier	2	4	0	3	9	0.2%
West Carleton	228	0	0	0	228	4.3%
RMOC	3176	109	1078	985	5348	100%

Source: CMHC

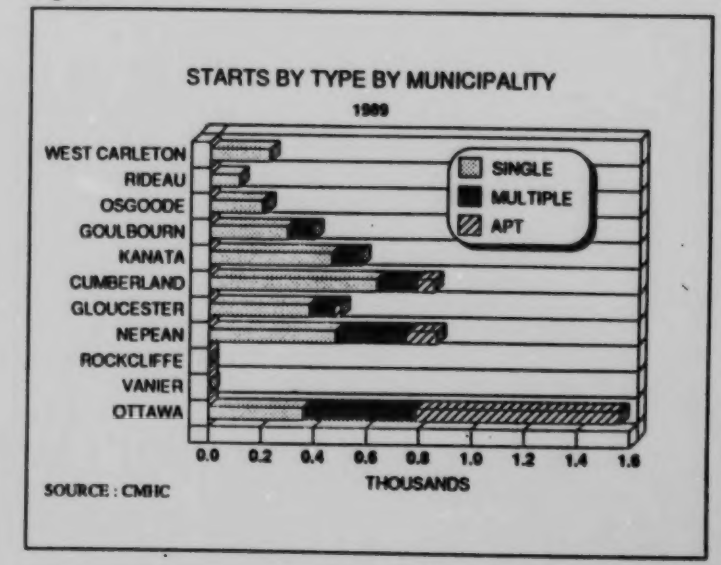
Table 2

Total Housing Stock
By Municipality 1989

	Total	Occupied	Vacant
Cumberland	11,358	10,973	385
Gloucester	32,083	31,267	816
Goulbourn	4,979	4,782	197
Kanata	11,162	10,828	334
Nepean	37,337	36,408	929
Osgoode	4,273	4,136	137
Ottawa	142,872	136,204	6,668
Rideau	3,734	3,614	120
Rockcliffe Park	754	718	36
Vanier	8,987	8,676	311
West Carleton	4,650	4,450	200
Total	262,189	252,056	10,133

Source: Provincial Assessment
Note : Seasonal dwellings, farms without residences and air bases not included

Figure 13



Land Supply

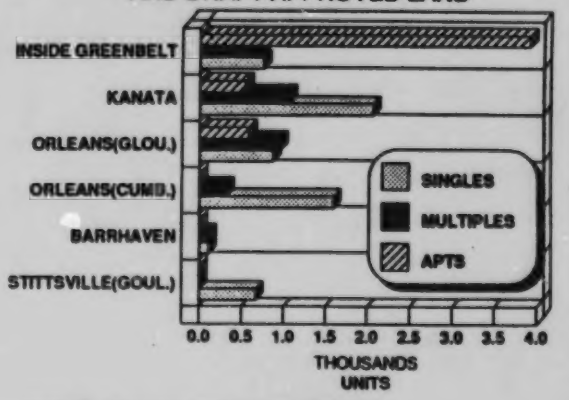
At the end of 1989 there was a total supply of vacant residential land equal to just over 11 years of consumption based on the 1990-2000 demand forecast. This includes vacant lands with or without development plans. This exceeds the requirement in the provincial policy on Land Use Planning for Housing that at least a 10 year supply of residential land be maintained.

An objective of the Regional Official Plan (1988) is to maintain at least a 2 year supply of land in draft approved and registered plans of subdivision. At the end of 1989 there was a 4.3 year supply of vacant land with draft approved or registered plans based on the 10 year demand forecast. The forecast does not provide a breakdown by unit type, but based on consumption rates over the past 5 years, there was a total supply of 3.9 years which breaks down as follows: 2.7 years for singles; 1.3 years for semis; 1.9 years for multiples; and 5.6 years for apartments. While the supply of land for semis and multiples appears to be below the target level of 2 years, 31% of registered and draft approved land is for "mixed" units (more than one type), so effective supply likely exceeds the 2 year objective for all types.

A second objective in the Official Plan is to maintain a minimum of 10 years supply of land with trunk services. Based on the 10 year demand forecast, there was a 9.5 year supply of land with capacity available in both sewer and water mains.

(For more details, see "Vacant Urban Residential Land Survey 1989 Update", RMOC Planning Department.)

Figure 14



SOURCE : RMOC PLANNING DEPARTMENT

Table 4

Supply of Registered and Draft Approved Land by Unit Potential and Total Area 1989

	Singles	Multiples	Apartments	Mixed	Total Units	Total Hectares
Inside Greenbelt	755	730	3921	954	6360	130.2
Kanata	2063	1061	544	5479	9147	351.2
Orleans (Glouc.)	875	955	586	0	2416	81.2
Orleans (Cumb.)	1594	321	0	636	2551	89.9
Barrhaven	115	108	0	142	365	15.5
Stittsville (Goul)	673	0	0	167	840	62.0
Total	6075	3175	5051	7378	21679	730.0

Source: RMOC Planning Department

Rental Market

Rental Construction

Rental starts decreased sharply in 1989 to 519 units from 1,610 units in 1988. The decrease included both private and non-profit rental projects. Rental units made up about 10% of starts in 1989 compared with 20% in 1988. Most of the Region's rental starts were in the City of Ottawa (58%) with Nepean accounting for 23% and Gloucester accounting for 5%. Of the 519 rental starts, 114 (21%) were in assisted rental projects including municipal non-profit, private non-profit, and co-operatives, with the remainder being privately initiated, for-profit projects. Assisted rental starts significantly decreased from 1988, when 632 units were started, equivalent to 39% of all rental starts.

Loss of Rental Stock

Data from the Municipal Building Profile Program which monitors demolition and conversion activity is available for the years 1983 to 1989. Analysis of this data shows a loss of 4,143 rental units between 1983 - 89: an average of 690 units per year. An additional 187 rental units were lost through conversions. Subtracting these losses from new rental units added results in a net gain of 12,305 rental units. There was also a net gain in vacant units, some of which are for rental tenure. Approximately 55% of the 16,635 rental units completed during that period were in condominium buildings and would not be protected by the Rental Housing Protection Act.

Vacancy Rates

The apartment vacancy rate continued in the pattern of the last few years of rising at the April survey (2.0%) and falling at the October survey (1.3%). The rate in October 1989 was the lowest since 1985, but it rebounded to 2.1% in April 1990 (Figures represent vacancy rates for privately initiated structures of six units or more.) Between October 1981 and October 1985 vacancy rates were below one percent, and often close to zero percent.

The vacancy rate in rental row units dropped off to 0.6% in April 1989 and 0.8% in October. The row vacancy rate had been relatively stable since 1985 at between 1.1% and 1.4%. Prior to 1985 the rate had been at, or below, one half percent for over three years.

Figure 15

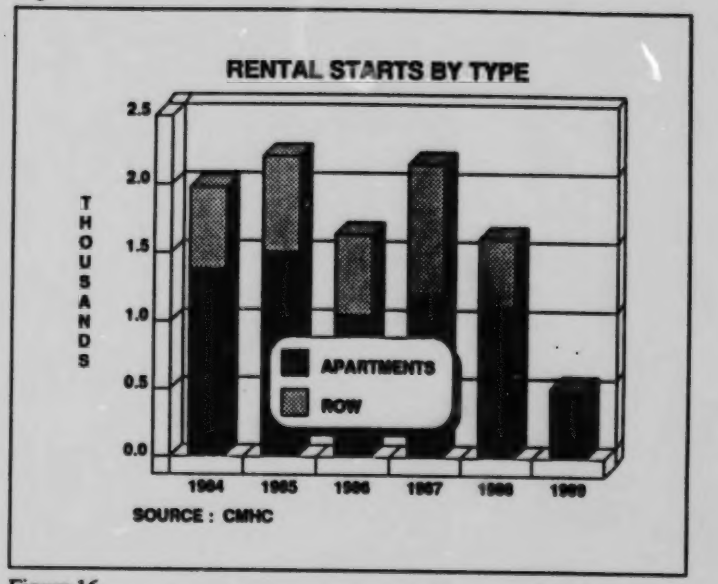
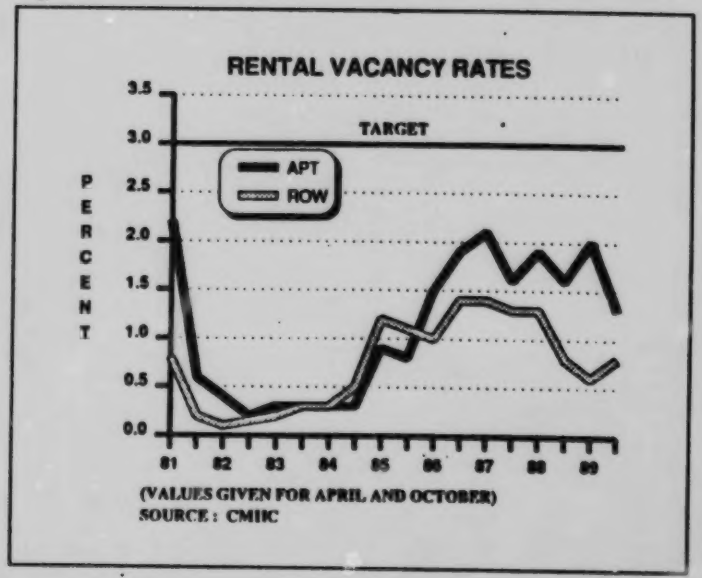
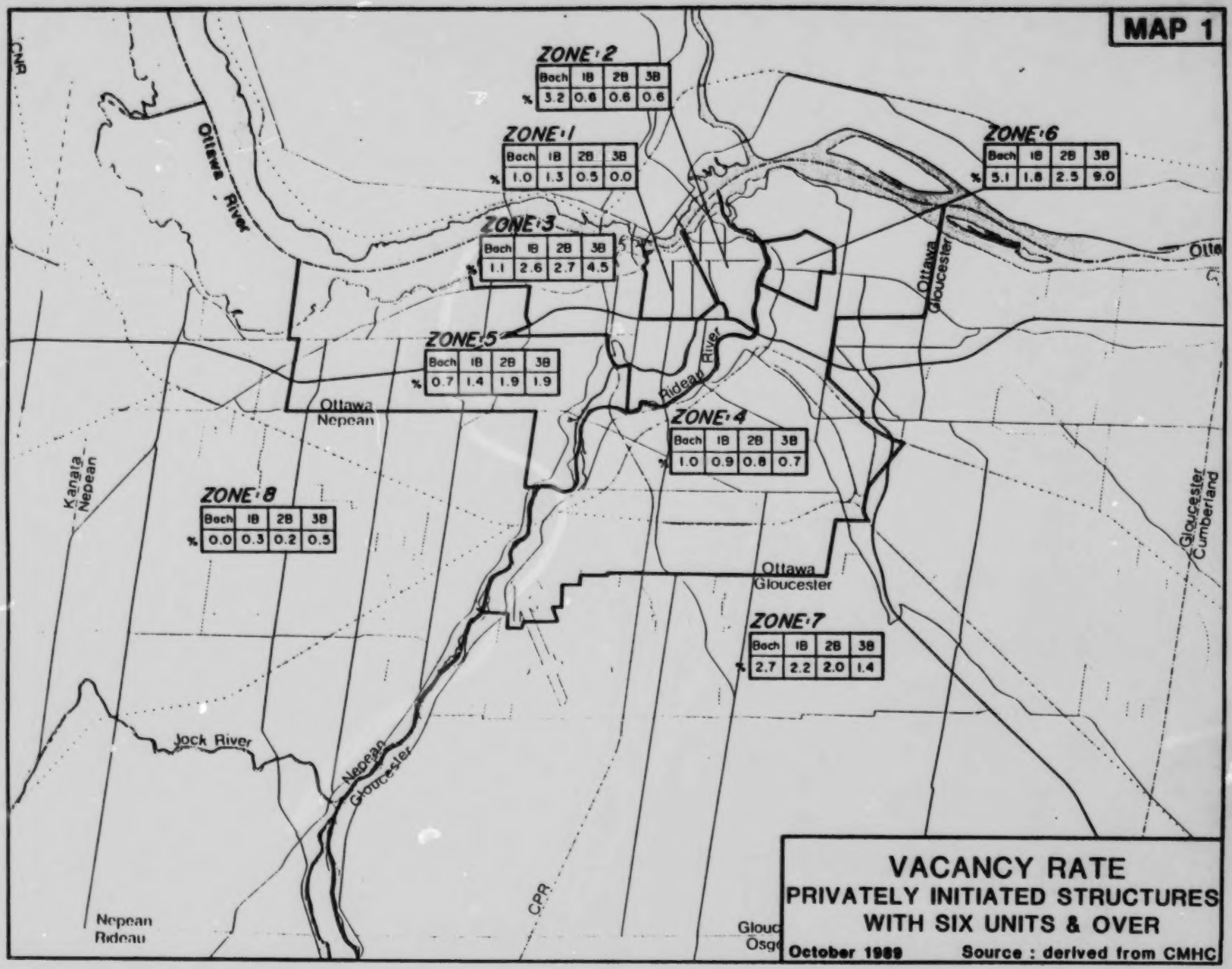


Figure 16

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ZONE 1
Bach 1B 2B 3B
% 1.0 1.3 0.5 0.0
ZONE 6
Bach 1B 2B 3B
% 5.1 1.8 2.5 9.0
ZONE 3
Bach 1B 2B 3B
% 1.1 2.6 2.7 4.5
ZONE 5
Bach 1B 2B 3B
% 0.7 1.4 1.9 1.9
ZONE 4
Bach 1B 2B 3B
% 1.0 0.9 0.8 0.7
ZONE 8
Bach 1B 2B 3B
% 0.0 0.3 0.2 0.5
ZONE 7
Bach 1B 2B 3B
% 2.7 2.2 2.0 1.4
CNR
Ottawa River
Ottawa Nepean
Kanata Nepean
Rideau River
Ottawa Gloucester
Gloucester Cumberland
Jock River
Nepean Gloucester
CPR
Nepean Rideau
VACANCY RATE
PRIVATELY INITIATED STRUCTURES
WITH SIX UNITS & OVER
October 1989
Source : derived from CMHC

Rent

Apartment rents were 3.8% higher on average in 1989 than in 1988. Increases ranged from a 2.5% average for three bedroom units to a 5.1% average for bachelor units. These figures represent both increases in rent for existing units and increases to the average from new additions to stock.

In October 1989, rents ranged from an average of $390 per month for bachelor apartments to $727 per month for three bedroom units. The average rent overall in October was $544 per month. These rents are for both occupied and vacant units. Vacant units tend to have higher than average rent. For example, a sample of one bedroom units from the October survey had a median rent of $487, while the median for vacant one bedroom units was $505. For two bedroom units the sample median was $617, while the median for vacant two bedroom units was $665. V acancy rates in newer buildings also tend to be higher. The vacancy rate in pre-1976 buildings in October 1989 was 1.0%, while in post-1975 buildings, the vacancy rate was 2.2%.

Average rents in older buildings increased more in 1989 than did rents in newer buildings. (This was also the case in 1987 and 1988.) For example, older one bedroom units increased by 4.2% while newer units increased by only 2.4%. The Rent Review Guideline for 1989 was 4.6%.

Nepean and Kanata (CMHC zone 8), Sandy Hill (CMHC zone 2), and the east end of the City of Ottawa (CMHC zone 4) experienced the greatest rent increases in 1988 with average hikes of 6.0%, 6.1%, and 5.3% respectively.

The income required to rent an average private market apartment in October 1989 ranged from $15,600 for a bachelor unit to $29,000 for a three bedroom unit (at a 30% rent-to-income ratio). Average weekly earnings in Ottawa-Hull in October 1989 were $529.32 ($27,525 annually). Average weekly earnings in 1989 were 24.2% higher than the 1984 average, while average rents were 29.5% higher than the 1984 average.

Figure 17

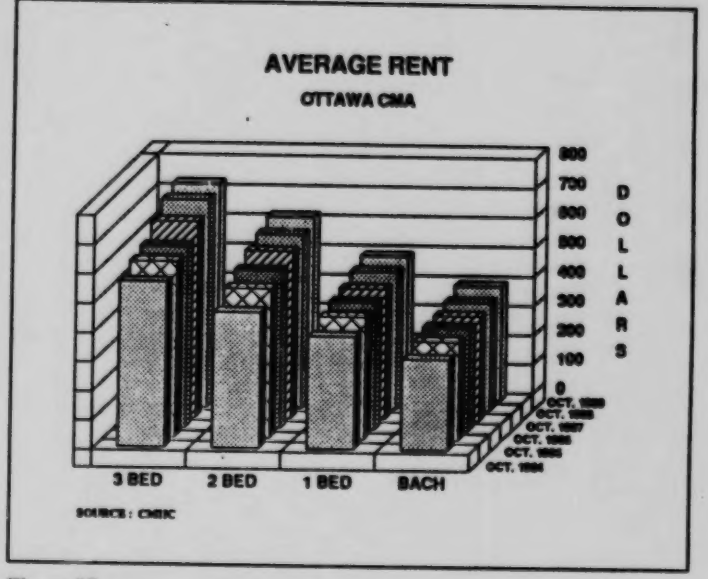
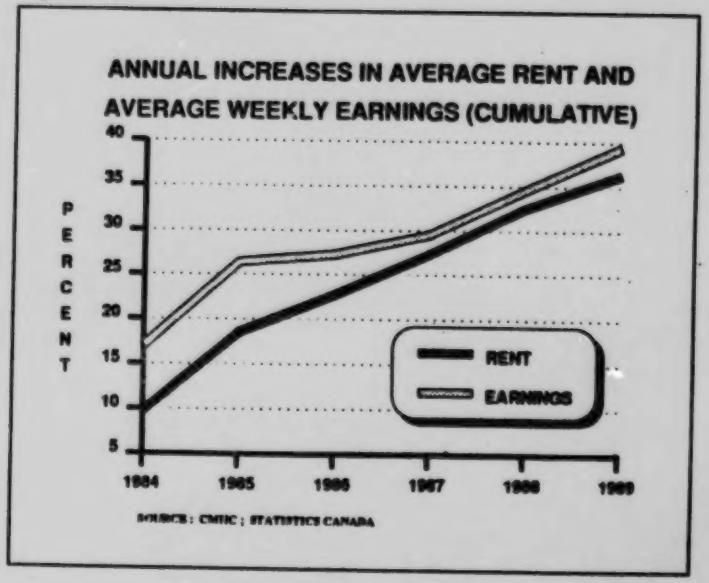
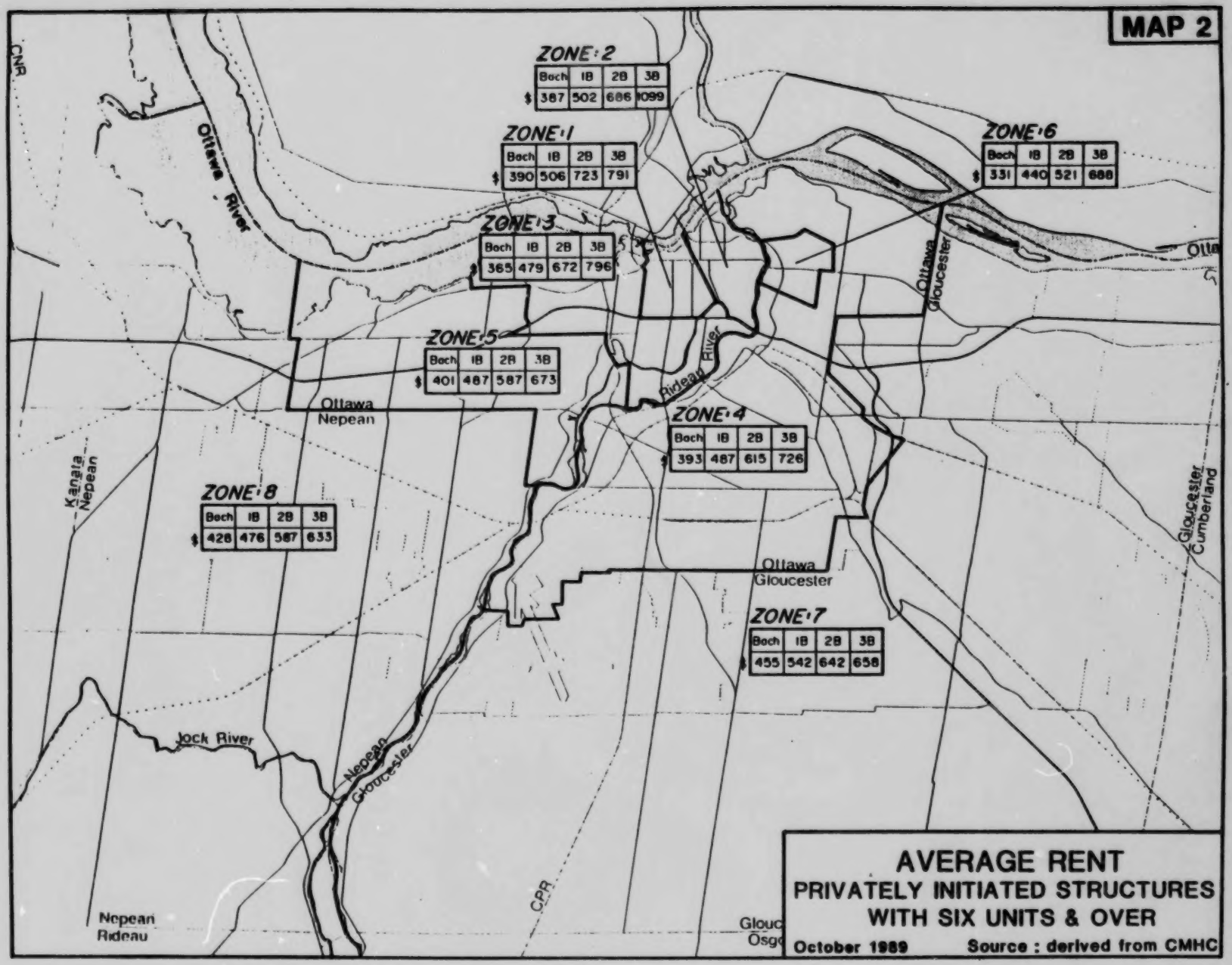


Figure 18




MAP 2
ZONE 2
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ZONE 1
Bach 1B 2B 3B
$ 390 506 723 791
ZONE 6
Bach 1B 2B 3B
$ 331 440 521 688
ZONE 3
Bach 1B 2B 3B
$ 365 479 672 796
ZONE 5
Bach 1B 2B 3B
$ 401 487 587 673
ZONE 4
Bach 1B 2B 3B
$ 393 487 615 726
ZONE 8
Bach 1B 2B 3B
$ 428 476 587 633
ZONE 7
Bach 1B 2B 3B
$ 455 542 642 658
CNR
Ottawa River
Ottawa Gloucester
Rideau River
Ottawa Nepean
Kanata Nepean
Ottawa Gloucester
Gloucester Cumberland
Jock River
Nepean Gloucester
CPR
Nepean Rideau
AVERAGE RENT
PRIVATELY INITIATED STRUCTURES
WITH SIX UNITS & OVER
October 1989
Source : derived from CMHC

Assisted Housing

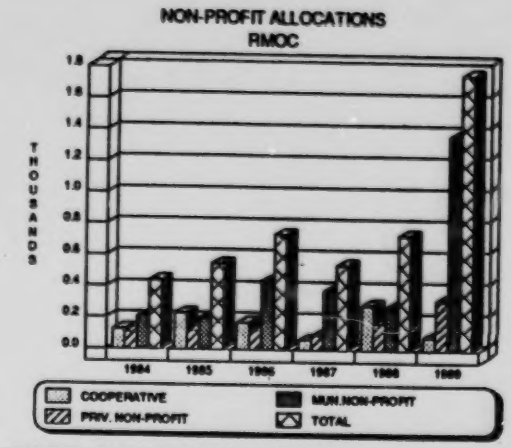
Construction

There were 114 assisted housing starts in 1989 — down from 632 starts in 1988. This includes self-contained units in municipal non-profit, private non-profit and non-profit co-operative corporations.

The small number of non-profit starts in 1989 reflects late commitments and therefore later starts rather than a small allocation of units. The first family non-profit units in a rural area were built in the village of Osgoode in 1989. The 8 unit townhouse project was completed in 1990.

At the end of 1989 the assisted housing stock in the Region stood at about 18,913 units, including rent supplement units in privately owned buildings and some beds or rooms in non-profit projects. About 88% of the existing stock is located in the City of Ottawa.

Figure 19



SOURCE : RMOC PLANNING DEPARTMENT

TABLE 5
Socially Assisted Housing in Ottawa-Carleton
1989

	Public Housing	Rent Supplement	Municipal Non-Profit	Private Non-Profit	Co-operative	Total	% of Total Stock
Ottawa	8,172	1,054	4,521	983	1,907	16,637	11.6%
Nepean	99	227	146	184	227	883	2.4%
Gloucester	0	259	0	83	290	632	2.0%
Kanata	59	0	0	52	64	175	1.6%
Vanier	259	55	0	0	32	346	3.9%
Cumberland	0	0	24	0	0	24	0.2%
Goulbourn	0	0	64	0	0	64	1.3%
Osgoode	0	0	82	0	0	82	1.9%
Rideau	15	0	30	0	0	45	1.2%
Rockcliffe	0	0	0	0	0	0	0.0%
West Carleton	0	0	25	0	0	25	0.5%
Total	8,604	1,595	4,892	1,302	2,520	18,913	7.2%

Source: Derived from Socially Assisted Housing in Ottawa-Carleton 1989 (map), with adjustments based on City of Ottawa inventory (Oct. 27, 1989)

Allocations

The final 1989 non-profit housing allocation totaled 1,773 units including 982 family units and 147 senior units and 605 singles. A large portion of this allocation (743 units) was a bulk allocation to City Living under the Homes Now program. These units will be committed and built over the next several years. City Living received a total of 1445 units in three allocations under Homes Now. 395 units allocated in 1989 were for projects outside of the City of Ottawa. The preliminary 1990 allocation is 1,137 units for all government sponsored programs including the Province's "Homes Now" program. The 1990 allocation includes 18 seniors units, 318 singles units, 758 family units and 43 special units.

TABLE 6

1989 PROVINCIAL AND FEDERAL NON-PROFIT ALLOCATIONS
Including Homes Now and Project 3600

Program	Name / Location	Family Units	Senior Units	Special Units	Singles Units	Total
A. MUNICIPAL NON-PROFIT						
Homes Now	Nepean-Centrepointe	30			40	70
Homes Now	Nepean-Barrhaven	60				60
Homes Now	Vanier	34				34
Proj. 3600	Gloucester	66				66
Fed./Prov.	Osgoode	8				8
Fed./Prov.	City Living-Strathcona Heights	64				64
Fed./Prov.	City Living-Strathcona Heights	41				41
Proj. 3600	City Living-Strathcona Heights		81			81
Homes Now	City Living (Bulk Allocation)	371			372	743
Homes Now	City Living-Mayview				54	54
Homes Now	City Living-Clarence	21			21	42
Homes Now	City Living-Riverdale	35			41	76
Homes Now	City Living- Bronson	15			15	30
	MNP TOTAL	745	81	0	543	1369
B.PRIVATE NON-PROFIT						
Proj. 3600	Community Works (Ottawa)	10			12	22
Proj. 3600	Centretown Citizens (Bronson)	58	30			88
Homes Now	Centretown Citizens (Bulk Allocation)	41			45	86
Homes Now	Centretown Citizens (Loretta)	7				7
Homes Now	Centretown Citizens (Putnam)	4				4
Homes Now	Centretown Citizens (Carruthers)	3				3
Homes Now	Centretown Citizens (Bruce House)				5	5
Homes Now	Vietnamese Canadian	30	36			66
Proj. 3600	Emily Murphy (Ottawa)			39		39
Fed./Prov.	Empathy House				8	8
Fed./Prov.	Daybreak			7		7
Fed./Prov.	Maison D'Amitie				10	10
Fed./Prov.	Maison Fraternity				10	10
Fed./Prov.	Maison Fraternity			20		20
	PNP TOTAL	153	66	39	62	320
C. CO-OPERATIVES						
Fed./Prov.	Hazeldean	78				78
Fed./Prov.	Dalhousie	6				6
	CO-OP TOTAL	84	0	0	0	84
	TOTAL ALLOCATION	982	147	39	605	1773

Source: Ministry of Housing

Need for Assisted Housing

The joint Ottawa-Carleton Regional Housing Authority/City Living waiting list for RGI housing stood at 1,870 at the end of 1989 — down 10% from the end of 1988. The 1989 total includes demand by singles and childless couples (non-family households) who, prior to January 1988 were not eligible for RGI subsidies unless they were disabled. The waiting list was composed of 49% families, 15% seniors, and 36% singles and disabled. About 47% of those on the waiting list had more than 90 points on the needs rating system (in "deep core" need). The joint waiting list reached its highest level in August of 1989 when it reached 2,739.

City Living maintains its own waiting list for applicants requesting market units and for some applicants for RGI units. About 60% of all City Living units, including 100% of all seniors units, are filled from their own waiting list. City Living's waiting list dropped from 1,382 applicants in December 1988 to 1,190 applicants in December 1989.

The RMOC Planning Department undertook a survey in 1987 to determine demand for non-profit housing in the Region (See "Demand for Non-Profit Housing in Ottawa-Carleton, 1987"). The survey indicated a total demand for 10,648 additional non-profit units over the two year period, 1987-89. Over 50% of the demand came from non-family households and over one half of them were in "core need" (16% deep core, 37% shallow core). The remainder of the demand was accounted for by families (34%) and senior households (14%).

Figure 20

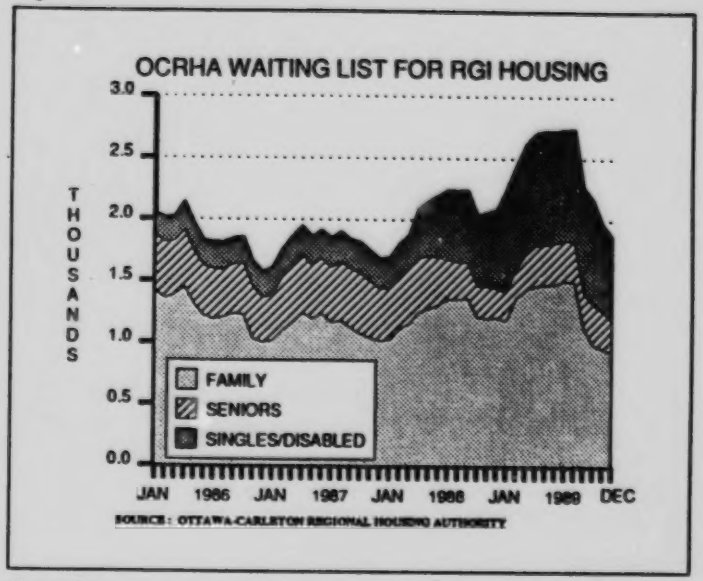
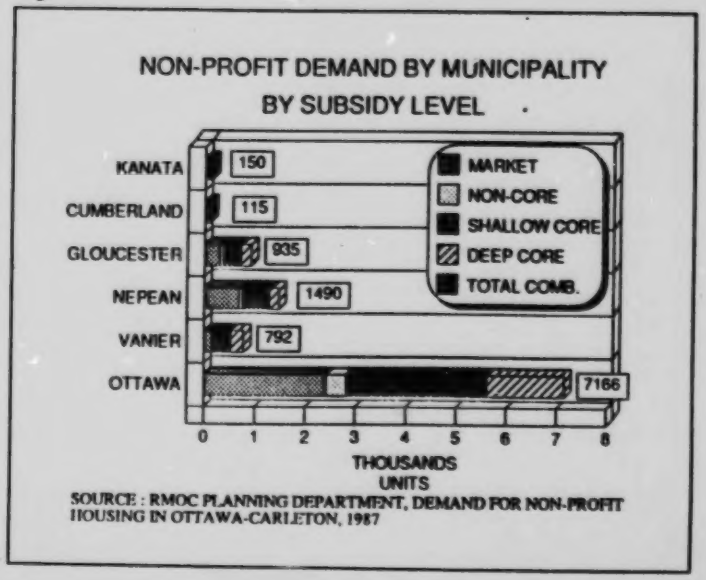


Figure 21



Ownership Market

Ownership Unit Construction

Housing starts intended for the owner occupied market were down by 24% in 1989 to 4,829 units from 6,315 units in 1988. The proportion of starts intended for owner occupancy increased in 1989 to 90.3% from 79.7% in 1988. Freehold ownership accounted for 85% of the ownership starts in 1989 (the remainder being condominium), compared with 76% in 1988. Freehold row and semi-detached starts were the only housing types that showed increases over 1988 starts.

Within RMOC, the proportion of starts intended for owner-occupancy ranged from 66% of all starts in the City of Vanier to 100% of all starts in Rockcliffe Park and the rural municipalities. In Ottawa, ownership starts accounted for 81% of all starts, in Nepean 86.5%, in Gloucester 95%, and in Kanata 100% of starts were ownership units.

House Prices

The average selling price of houses listed on the Multiple Listing Service (MLS) in 1989 was $137,455 - up 6.4% from 1988. A total of 9,036 units were sold through MLS in 1989, up from 8,824 in 1988. Detached housing types increased most in price (7.4% on average), particularly two-storey houses (9.3%). Attached dwellings, ie. rowhouses, link-singles and semi-detached sold for an average of $128,166 in 1989 - up 6.0% from 1988.

Figure 22

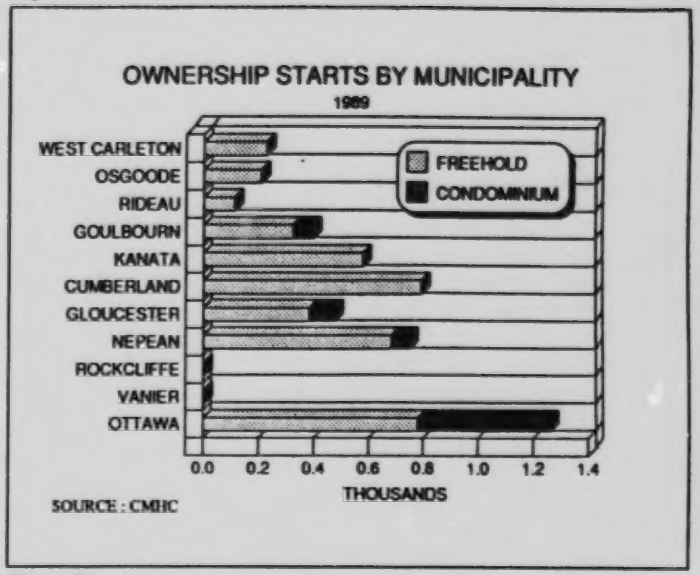


Figure 23

The Royal Lepage Survey of Canadian House Prices indicated a somewhat higher increase (8.6%) in prices of houses of comparable quality during 1989. There was some variation of price increase within the Region, with standard two-storey, executive two-storey houses, and townhouses showing the greatest price increases in Kanata, while bungalows increased slightly more in Southern RMOC and Orleans. Standard townhouse prices increased the most in the Western area.

New house prices (asking prices of new, unoccupied singles and semis) were up by 8.6% on average in 1989 to $213,103. New house prices increased by over 12% in the previous year.

Figure 24

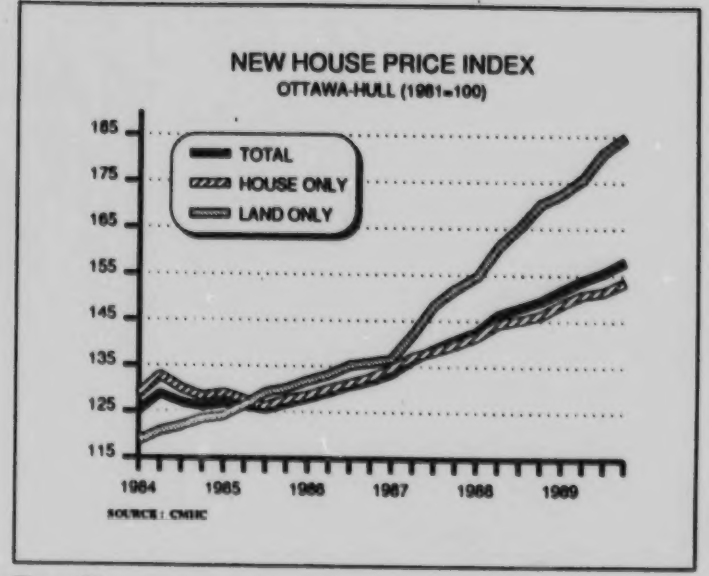
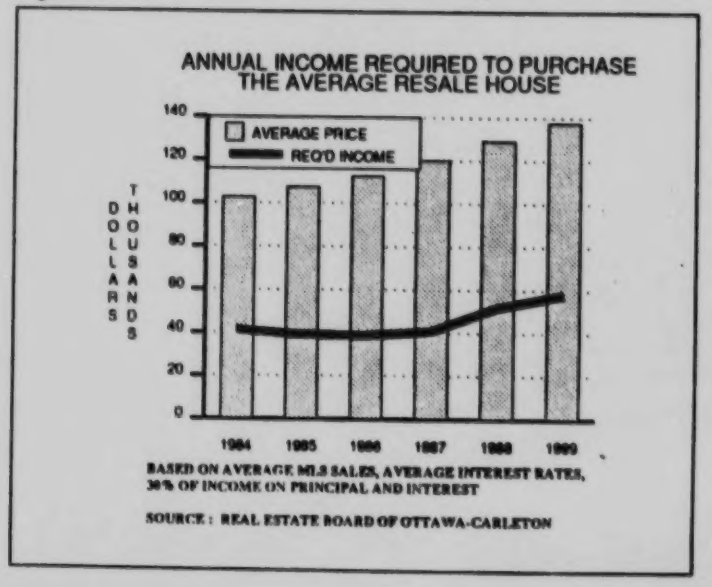


Figure 25



Home Ownership Affordability

With the 6.4% increase in house prices (MLS sales) and a slightly higher average mortgage interest rate, the cost of home ownership increased again in 1989. In 1985 and 1986, house price increases were more than offset by decreases in mortgage interest rates so that the income required to buy the average house declined.

Since 1986, the combination of increasing house prices and interest rates have resulted in increased costs to purchase a house. In 1989 the income required to purchase the average house was $57,941 (assuming 10% down payment and 30% GDS ratio) — an increase of 11.8% over 1988. The average estimated household income in RMOC in 1989 was $48,500 per year.

PART V - The Outaouais

Starts

Total starts in the Outaouais were up in 1989 by about 2.2% to 2,808 units from 2,294 in 1988. The Outaouais experienced increased construction in all dwelling types in 1989. Starts for single family units increased by 6.2% from 1988 and made up 45% of all starts. Starts of semi-detached units increased in 1989 by 8.8%, while row housing starts increased to 165 in 1989 (13%) and apartment starts increased to 773 (21%).

Market Share

The Outaouais accounted for 34% of all starts in the Ottawa-Hull CMA. This is the largest proportion of starts that the Outaouais has had. Prior to 1989 the largest share of Ottawa-Hull starts in the Outaouais was 33% in 1985. The trend during the latter half of the 80's had been a decline in the Outaouais' share of the Ottawa-Hull starts. Prior to 1984, the Outaouais share of starts had been in the 10% to 15% range. The Hull CMA has an estimated 24% of the Ottawa-Hull population.

Figure 26

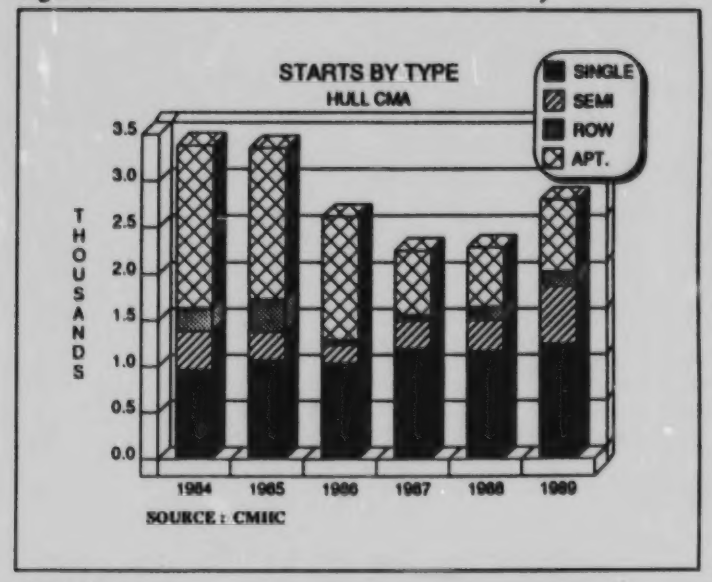
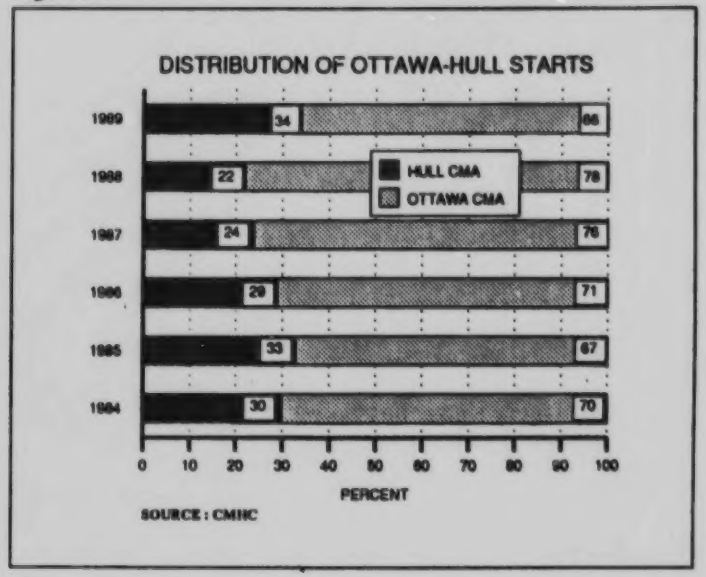


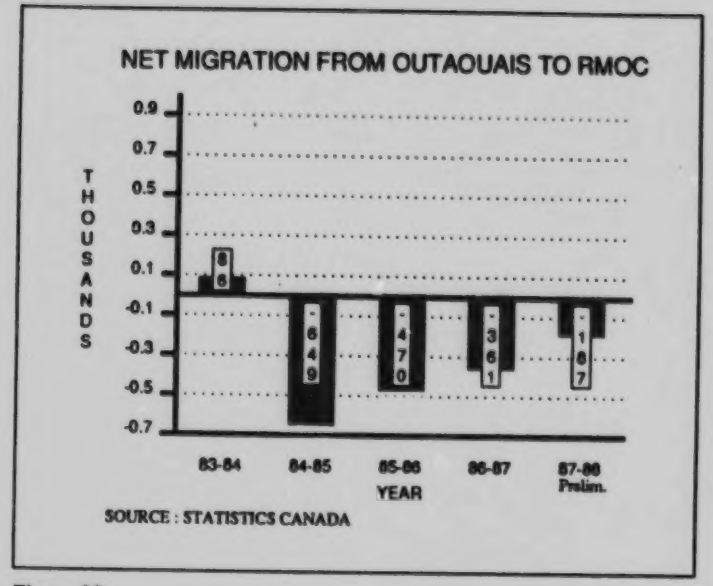
Figure 27



Migration

Migration data were not available for 1989. In 1988, there was a net out-migration of people from RMOC to the Outaouais of 187 (preliminary figure). 1988 was the fourth consecutive year that there had been a net outflow to the Outaouais from the RMOC - although the number declined each year. In the early 80's, net migration was in the opposite direction.

Figure 28

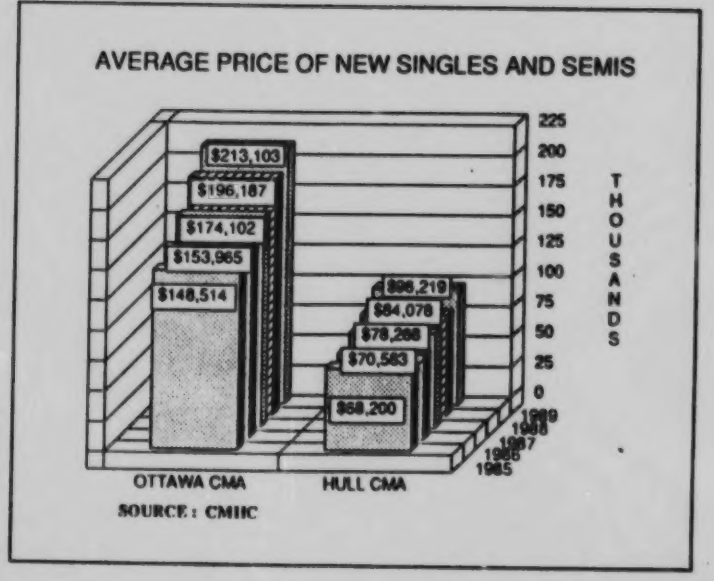


House Prices

Newly completed single detached and semi-detached houses in the Hull CMA were selling for an average of $96,219 in October 1989; up 14.4% from October 1988. As in recent years, this is less than half (45%) of the price of newly completed singles and semis in the RMOC in 1989.

The Royal Lepage Survey of Canadian House Prices indicates that the price differential between the Outaouais and RMOC is much smaller for existing houses of comparable quality and size. For example, in 1989 a bungalow in the Outaouais was valued at an average of $92,800 while in the RMOC the average was $135,200 for a comparable house. In the City of Hull the same house was valued at 110,000 in 1989.

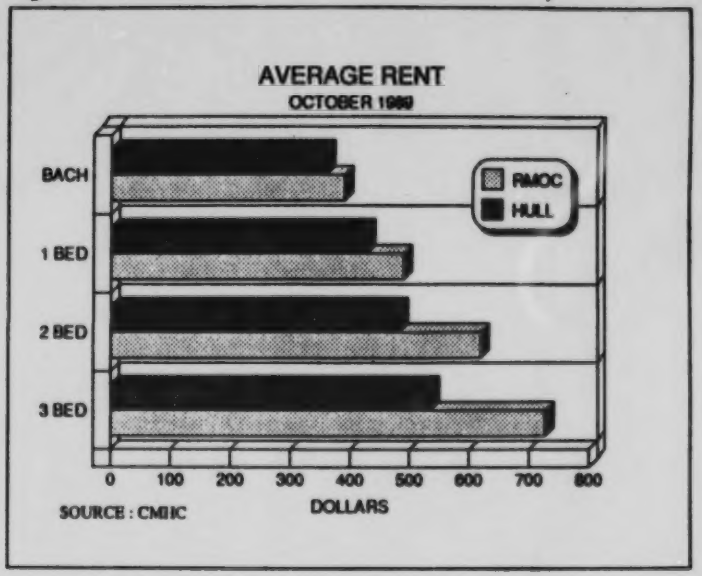
Figure 29



Rents

The average rent in the Hull CMA in October 1989 was $466 - up 4.3% from 1988. Rents ranged from an average of $360 per month for bachelors to $536 per month for three bedroom units. Rents in the Outaouais were 8% (bachelor) to 26% (3 bedroom) lower than in the RMOC, depending on the size of unit. Larger units were relatively less expensive in the Outaouais.

Figure 30



Assisted Housing

There are approximately 3,500 assisted housing units in the Hull CMA with the bulk of them being in Hull and Gatineau. About 1,675 of these units are HLM (habitation a loyer modique) units which are comparable to public housing in Ontario — i.e. all tenants pay 25% of their income for rent. HLM units are managed by municipal housing offices in each of Hull, Gatineau, and Aylmer. Hull, with 1,055 HLM units, had a waiting list for housing of 356 at the end of 1989 - down from 421 at the end of 1988. The remainder of the assisted housing stock in the Outaouais is managed by various non-profit and co-operative organizations with mixed income tenants.

352 assisted housing units were delivered under both Provincial and Federal programs in the Outaouais in 1989.

Appendix A

Production Targets

TABLE A1

OVERALL TARGETS AND ACHIEVEMENTS

	1984	1985	1986	1987	1988	1989
ANNUAL TARGET	5550	5550	5550	5550	5550	5550
CUMULATIVE TARGET	5550	11100	16650	22200	27750	33300
ANNUAL COMPLETIONS	8938	5780	7244	7070	7476	6710
CUMULATIVE COMPLETION	8938	14718	21962	29032	36508	43218

TABLE A2

RENTAL TARGETS AND ACHIEVEMENTS

	1984	1985	1986	1987	1988	1989
ANNUAL TARGET	2900	2900	2900	2900	2900	2900
CUMULATIVE TARGET	2900	5800	8700	11600	14500	17400
ANNUAL COMPLETIONS	3384	1879	2490	2335	1512	1662
CUMULATIVE COMPLETION	3384	5263	7753	10088	11600	13262

(data for West Carleton included beginning in 1987)
SOURCE: CMHC, Local Housing Market Report

NOTE: These production targets were established in the Regional Housing Statement Update and were approved by Regional Council in January 1985.

TABLE A3

OWNERSHIP TARGETS AND ACHIEVEMENTS

	1984	1985	1986	1987	1988	1989
ANNUAL TARGET	2650	2650	2650	2650	2650	2650
CUMULATIVE TARGET	2650	5300	7950	10600	13250	15900
ANNUAL COMPLETIONS	6116	4385	4494	4584	5964	5048
CUMULATIVE COMPLETION	6116	10501	14995	19579	25543	30591

TABLE A4

ASSISTED HOUSING TARGETS AND ACHIEVEMENTS

	1984	1985	1986	1987	1988	1989
ANNUAL TARGET	800	800	800	800	800	800
CUMULATIVE TARGET	800	1600	2400	3200	4000	4800
ANNUAL COMPLETIONS	483	386	543	527	294	757
CUMULATIVE COMPLETION	483	869	1412	1939	2233	2990

Population and Migration

TABLE A5

POPULATION BY MUNICIPALITY (ASSESSMENT)

	1986	1987	1988	1989
OTTAWA	304,898	305,438	303,747	308308
VANIER	18,638	18,734	18,190	18368
ROCKCLIFFE	2,330	2,326	2,295	2331
NEPEAN	95,180	96,965	97,883	102921
GLOUCESTER	90,783	92,472	93,121	96605
KANATA	27,384	28,624	30,295	32820
GOULBOURN	12,287	12,788	13,099	14215
CUMBERLAND	27,583	28,820	30,164	34557
WEST CARLETON	11,694	11,858	12,301	13041
OSGOODE	11,168	11,433	11,670	12617
RIDEAU	10,248	10,381	10,370	10752
TOTAL	612,193	619,839	623,135	646,535

SOURCE: PROVINCIAL ASSESSMENTS

* Figures for 1988 are not end of year figures and should be used with caution

TABLE A6

NET MIGRATION TO RMOC

	AGE GROUP					
YEAR	0-17	18-24	25-44	45-64	65+	TOTAL
1983-84(F)	1977	2783	2250	176	398	7584
1984-85(F)	1264	1737	910	40	431	4382
1985-86(F)	702	1651	-263	-64	367	2393
1986-87(F)	1083	1267	788	-100	466	3504
1987-88(F)	2191	1677	1414	6	599	5887

TABLE A7

MIGRATION BETWEEN RMOC AND OUTAOUAIS

	83-84(F)	84-85(F)	85-86(F)	86-87(F)	87-88(P)
HULL TO RMOC	1906	1523	1643	1719	1864
RMOC TO HULL	1744	1963	1878	1930	2041
NET MIGRATION	162	-440	-235	-211	-177
GATINEAU TO RMOC	1008	850	810	852	898
RMOC TO GATINEAU	1084	1059	1045	1002	908
NET MIGRATION	-76	-209	-235	-150	-10
OUTAOUAIS TO RMOC	2914	2373	2453	2571	2762
RMOC TO OUTAOUAIS	2828	3022	2923	2932	2949
NET MIGRATION	86	-649	-470	-361	-187

(Figures adjusted due to 1986 Census Results)
SOURCE: STATISTICS CANADA, Migration Estimates from Tax Records for Census Divisions

* Time periods represent approximately May to May
(F)=final; (P)=preliminary

Employment and Earnings

TABLE A8

AVERAGE WEEKLY EARNINGS (INCL. OVERTIME) OF ALL EMPLOYEES
OTTAWA - HULL

	1983	1984	1985	1986	1987	1988	1989
JAN	N/A	$371.74	$460.37	$472.55	$477.25	$496.37	$508.41
FEB	N/A	370.89	463.32	466.46	483.82	494.44	509.14
MAR	351.15	373.41	464.39	458.86	476.35	499.09	508.58
APR	356.80	379.79	461.94	463.36	474.36	506.14	513.30
MAY	362.39	391.99	463.16	467.35	474.94	500.44	519.25
JUN	366.32	461.84	467.05	476.40	470.57	510.36	531.35
JUL	375.60	456.87	468.65	478.36	471.99	514.68	533.71
AUG	370.94	460.54	473.27	474.66	478.63	508.97	536.74
SEP	368.06	457.86	468.92	471.61	482.31	510.76	537.46
OCT	364.36	458.11	471.35	466.68	483.00	506.97	529.32
NOV	362.08	461.94	460.78	469.19	494.14	505.77	529.57
DEC	366.03	468.97	469.44	478.34	502.00	509.00	534.86
AVG.	$364.37	$426.16	$466.05	$470.32	$480.78	$505.25	$524.31
ANNUAL INCREASE		17.0%	9.4%	0.9%	2.2%	5.1%	3.8%

SOURCE: STATISTICS CANADA, Ottawa-Hull Statistical Highlights

TABLE A9

LABOUR FORCE SURVEY
OTTAWA CMA AVERAGES

	POPULATION 15 YEARS + (000)	LABOUR FORCE (000)	EMPLOYED (000)	UNEMPLOYED (000)	NOT IN LABOUR FORCE (000)	PARTICIPATION RATE	UNEMPLOYMENT RATE OTTAWA CMA	UNEMPLOYMENT RATE CANADA
1984	458	325	300	26	132	71.1%	7.8%	11.3%
1985	467	331	304	27	135	71.0%	8.1%	10.5%
1986	477	343	317	26	134	72.0%	7.7%	9.6%
1987	490	351	327	24	138	71.7%	6.9%	8.9%
1988	502	366	349	17	135	73.0%	4.6%	7.8%
1989	513	370	349	21	143	72.2%	5.8%	7.5%

(Figures adjusted due to 1986 Census Results)
SOURCE: STATISTICS CANADA, Labour Force Survey

TABLE A10

LABOUR FORCE SURVEY
HULL CMA AVERAGES

	POPULATION 15 YEARS + (000)	LABOUR FORCE (000)	EMPLOYED (000)	UNEMPLOYED (000)	NOT IN LABOUR FORCE (000)	PARTICIPATION RATE	UNEMPLOYMENT RATE
1984	135	87	77	10	48	64.3%	11.2%
1985	137	97	88	8	40	70.2%	8.7%
1986	141	98	87	11	43	69.4%	11.1%
1987	142	104	95	9	38	73.5%	8.8%
1988	143	107	100	7	36	74.6%	6.2%
1989	144	104	97	7	40	71.9%	6.8%

(Figures adjusted due to 1986 Census Results)
SOURCE: STATISTICS CANADA, Labour Force Survey

Indexes and Interest Rates

TABLE A11
INTEREST RATES
OTTAWA (1981=100)

		(1) MORTGAGE INTEREST RATE *	(2) CPI	(3) CPI YEAR OVER YEAR CHANGE	(4) REAL INTEREST RATE (1-3)
JAN	1981	15.2%	94.5	11.0%	4.2%
MAY		17.8%	98.5	11.7%	6.1%
SEPT		21.5%	102.3	11.9%	9.6%
JAN	1982	18.1%	105.0	11.1%	7.0%
MAY		19.0%	109.2	10.9%	8.1%
SEPT		17.8%	111.7	9.2%	8.6%
JAN	1983	13.4%	113.7	8.3%	5.1%
MAY		12.6%	115.9	6.1%	6.5%
SEPT		13.2%	118.9	6.4%	6.8%
JAN	1984	11.8%	120.9	6.3%	5.5%
MAY		13.7%	122.4	5.6%	8.1%
SEPT		14.0%	123.9	4.2%	9.8%
JAN	1985	12.0%	126.2	4.4%	7.7%
MAY		11.7%	127.4	4.1%	7.6%
SEPT		11.4%	128.8	4.0%	7.4%
JAN	1986	11.3%	131.3	4.0%	7.2%
MAY		10.5%	132.9	4.3%	6.2%
SEPT		10.5%	133.9	4.0%	6.6%
JAN	1987	10.6%	135.8	3.4%	7.2%
MAY		10.4%	138.0	3.8%	6.6%
SEPT		11.3%	139.7	4.3%	7.0%
JAN	1988	11.2%	141.0	3.8%	7.4%
MAY		10.8%	144.0	4.3%	6.4%
SEPT		12.0%	145.7	4.3%	7.7%
JAN	1989	12.3%	147.9	4.9%	7.4%
MAY		12.5%	150.7	4.7%	7.8%
SEPT		11.8%	153.2	5.1%	6.7%
JAN		12.0%	154.7	4.6%	7.4%

* Mortgage rates based on a 3 year term
SOURCE: (1) CMHC, Canadian Housing Statistics
(2) STATISTICS CANADA, Catalog 62-010

TABLE A12

CONSUMER PRICE INDEXES
OTTAWA CMA (1981=100)

		ALL ITEMS	ALL HOUSING	RENTED ACCOMM.	OWNED ACCOMM.
1984	JAN	120.9	126.2	119.7	132.8
	MA	122.4	127.8	121.0	135.6
	SEPT	123.9	129.1	123.4	137.0
1985	JAN	126.2	132.3	126.3	140.2
	MA	127.4	134.2	128.6	141.6
	SEPT	128.8	135.2	131.0	140.9
1986	JAN	131.3	136.7	133.0	143.7
	MA	132.9	137.3	133.6	144.8
	SEPT	133.9	138.0	135.4	145.4
1987	JAN	135.8	139.8	137.1	148.2
	MA	138.0	141.2	138.4	148.9
	SEPT	139.7	143.1	140.7	150.5
1988	JAN	141.0	145.9	142.9	154.0
	MA	144.0	146.8	144.3	155.4
	SEPT	145.7	149.1	147.6	157.3
1988	JAN	147.9	151.8	150.2	160.9
	MA	150.7	153.9	152.4	164.0
	SEPT	153.2	156.4	156.1	167.2
1989 ANN. AV		151.7	155.3	153.9	166.6

SOURCE: STATISTICS CANADA, Catalogue 62-010

TABLE A13

NEW HOUSE PRICE INDEX
OTTAWA-HULL (1981=100)

	QUARTER	LAND ONLY	HOUSE ONLY	TOTAL PRICE
1984	1	118.7	128.7	125.2
	2	120.8	132.9	128.9
	3	122.0	130.1	127.1
	4	123.6	128.4	126.2
1985	1	124.2	129.1	126.9
	2	126.5	127.8	126.4
	3	129.3	126.3	125.7
	4	130.2	127.8	126.9
1986	1	131.9	128.7	128.0
	2	133.2	130.1	129.4
	3	135.3	131.4	130.8
	4	135.9	132.7	131.9
1987	1	136.6	134.7	133.5
	2	142.1	137.2	136.5
	3	148.5	138.4	138.8
	4	152.0	139.8	140.8
1988	1	154.7	141.6	142.7
	2	161.1	144.5	146.3
	3	165.4	145.2	147.8
	4	170.4	146.3	149.4
1989	1	172.6	148.8	151.7
	2	175.9	150.8	153.9
	3	181.6	151.5	155.6
	4	184.8	153.6	158.0

SOURCE: CMHC, Canadian Housing Statistics

Construction Activity

TABLE A14

HOUSING STARTS BY TYPE - RMOC

	SINGLE	SEMI	ROW	APT.	TOTAL
1985	3089	93	1335	2262	6779
1986	3090	110	992	2199	6391
1987	3991	100	1616	1578	7285
1988	3945	82	1706	2192	7925
1989	3176	109	1078	985	5348

(data for West Carleton were included beginning in 1987)
SOURCE: CMHC, Local Housing Market Report

TABLE A15

HOUSING COMPLETIONS BY TYPE - RMOC

	SINGLE	SEMI	ROW	APT.	TOTAL
1985	2892	90	1351	1447	5780
1986	3323	111	1045	2765	7244
1987	3601	88	1506	1875	7070
1988	4035	76	1510	1855	7476
1989	3385	98	1404	1823	6710

(data for West Carleton were included beginning in 1987)
SOURCE: CMHC, Local Housing Market Reports

TABLE A16

DWELLINGS UNDER CONSTRUCTION AT YEAR END - RMOC

	SINGLE	SEMI	ROW	APT.	TOTAL
1985	1303	37	673	2556	4569
1986	1071	34	620	1977	3702
1987	1472	44	733	1680	3929
1988	1379	50	920	1840	4189
1989	1158	60	566	1025	2809

(data for West Carleton were included beginning in 1987)
SOURCE: CMHC, Local Housing Market Report

TABLE A17

1989 HOUSING STARTS BY TYPE, MUNICIPALITY, AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		
OTTAWA	360	87	333	780	49.8%	0	485	485	31.0%	11	209	220	14.0%	0	81	81	5.2%	1566
GLOUCESTER	382	2	0	384	76.2%	95	0	95	18.8%	0	0	0	0.0%	0	25	25	5.0%	504
NEPEAN	483	0	201	684	78.5%	69	0	69	7.9%	0	118	118	13.5%	0	0	0	0.0%	871
CUMBERLAND	639	0	155	794	92.5%	0	0	0	0.0%	0	64	64	7.5%	0	0	0	0.0%	858
KANATA	468	6	106	580	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	580
RIDEAU	112	0	0	112	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	112
OSGOODE	201	0	8	209	96.3%	0	0	0	0.0%	0	0	0	0.0%	8	0	8	3.7%	217
GOULBOURN	297	10	18	325	81.5%	74	0	74	18.5%	0	0	0	0.0%	0	0	0	0.0%	399
VANIER	2	4	0	6	66.7%	0	0	0	0.0%	0	3	3	33.3%	0	0	0	0.0%	9
ROCKCLIFFE	4	0	0	4	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	4
WEST CARLETO	228	0	0	228	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	228
TOTAL	3176	109	821	4106	76.8%	238	485	723	13.5%	11	394	405	7.6%	8	106	114	2.1%	5348

Source: CMHC, Local Housing Market Report

TABLE A18

1989 HOUSING COMPLETIONS BY TYPE, MUNICIPALITY, AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		
OTTAWA	314	82	303	699	29.8%	112	356	468	20.0%	3	613	616	26.3%	66	496	562	24.0%	2345
GLOUCESTER	434	4	7	445	60.1%	94	0	94	12.7%	0	106	106	14.3%	0	95	95	12.8%	740
NEPEAN	652	2	168	822	69.8%	75	0	75	6.4%	114	67	181	15.4%	100	0	100	8.5%	1178
CUMBERLAND	725	2	56	783	85.7%	43	88	131	14.3%	0	0	0	0.0%	0	0	0	0.0%	914
KANATA	522	4	155	681	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	681
RIDEAU	108	0	0	108	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	108
OSGOODE	198	0	0	198	99.0%	0	0	0	0.0%	0	2	2	1.0%	0	0	0	0.0%	200
GOULBOURN	240	0	18	258	75.7%	83	0	83	24.3%	0	0	0	0.0%	0	0	0	0.0%	341
VANIER	0	4	7	11	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	11
ROCKCLIFFE	6	0	0	6	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	6
WEST CARLETO	186	0	0	186	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	186
TOTAL	3385	98	714	4197	62.5%	407	444	851	12.7%	117	788	905	13.5%	166	591	757	11.3%	6710

Source: CMHC, Local Market Housing Report

TABLE A19

HOUSING UNDER CONSTRUCTION AT DEC. 1989
BY TYPE, MUNICIPALITY, AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		
OTTAWA	120	42	84	246	27.2%	11	504	515	56.9%	8	136	144	15.0%	0	0	0	0.0%	905
GLOUCESTER	125		0	127	58.8%	89	0	89	41.2%	0	0	0	0.0%	0	0	0	0.0%	216
NEPEAN	131	0	119	250	39.2%	69	200	269	42.2%	0	118	118	18.5%	0	0	0	0.0%	637
CUMBERLAND	242	0	110	352	84.6%	0	0	0	0.0%	0	64	64	15.4%	0	0	0	0.0%	416
KANATA	172	2	13	187	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	187
GOULBOURN	109	10	0	119	71.7%	47	0	47	28.3%	0	0	0	0.0%	0	0	0	0.0%	166
RIDEAU	49	0	0	49	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	49
OSGOODE	85	0	8	93	92.1%	0	0	0	0.0%	0	0	0	0.0%	8	0	8	7.9%	101
VANIER	2	4	0	6	66.7%	0	0	0	0.0%	0	3	3	33.3%	0	0	0	0.0%	9
ROCKCLIFFE	2	0	0	2	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	2
WEST CARLETO	121	0	0	121	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	121
TOTAL	1158	60	334	1552	55.3%	216	704	920	32.8%	8	321	329	11.7%	8	0	8	0.3%	2809

SOURCE: CMHC, Local Market Housing Report

TABLE A20

HOUSING STARTS 1985-1989 RMOC
BY TYPE AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		
1985	3025	83	166	3274	48.5%	515	751	1266	18.8%	398	1345	1743	25.8%	300	166	466	6.9%	6749
1986	3090	100	201	3391	53.1%	215	1150	1365	21.4%	233	894	1127	17.6%	353	156	509	8.0%	6392
1987	3778	98	338	4214	59.7%	339	357	696	9.9%	770	874	1644	23.3%	172	338	510	7.2%	7064
1988	3945	82	790	4817	60.8%	424	1074	1498	18.9%	326	652	978	12.3%	166	466	632	8.0%	7925
1989	3176	109	821	4106	76.8%	238	485	723	13.5%	11	394	405	7.6%	8	106	114	2.1%	5348
TOTAL	17014	472	2316	19802	59.1%	1731	3817	5548	16.6%	1738	4159	5897	17.6%	999	1232	2231	6.7%	33478

SOURCE: CMHC, Local Housing Market Report
NOTE: West Carleton data were not included prior to 1988.

TABLE A21

HOUSING COMPLETIONS 1985-1989 RMOC
BY TYPE AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		
1985	2808	68	139	3015	52.1%	378	508	886	15.3%	750	743	1493	25.8%	192	196	388	6.7%	5782
1986	3202	95	165	3462	48.3%	204	1008	1212	16.9%	451	1497	1948	27.2%	402	141	543	7.6%	7165
1987	3443	80	343	3866	55.9%	283	435	718	10.4%	627	1181	1808	26.1%	268	259	527	7.6%	6919
1988	4035	76	627	4738	63.5%	202	1024	1226	16.4%	529	689	1218	16.3%	138	140	278	3.7%	7460
1989	3385	98	714	4197	62.5%	407	444	851	12.7%	117	788	905	13.5%	166	591	757	11.3%	6710
TOTAL	16873	417	1988	19278	56.6%	1474	3419	4893	14.4%	2474	4898	7372	21.7%	1166	1327	2493	7.3%	34036

SOURCE: CMHC, Local Housing Market Report
NOTE: West Carleton data were not included prior to 1988.

Outaouais Construction Activity

TABLE A22

HOUSING STARTS BY TYPE - HULL CMA

	SINGLE	SEMI	ROW	APT.	TOTAL
1984	973	414	259	1745	3391
1985	1079	298	353	1631	3361
1986	1047	196	52	1327	2622
1987	1202	300	69	692	2263
1988	1179	328	146	641	2294
1989	1252	618	165	773	2808

(The Hull CMA was expanded in 1987 and 1989)
SOURCE: CMHC, Starts, Completions, and Under Construction Ledgers

TABLE A23

HOUSING COMPLETIONS BY TYPE - HULL CMA

	SING.	SEMI	ROW	APT.	TOTAL
1984	1094	360	254	591	2299
1985	1110	338	354	1927	3729
1986	959	236	68	1542	2805
1987	1299	288	45	1068	2700
1988	1155	326	120	432	2033
1989	1249	546	108	737	2640

(The Hull CMA was expanded in 1987 and 1989)
SOURCE: CMHC, Starts, Completions, and Under Construction Ledgers

TABLE A24

DWELLINGS UNDER CONSTRUCTION AT YEAR END - HULL CMA

	SINGLE	SEMI	ROW	APT.	TOTAL
1984	294	134	103	1251	1782
1985	240	92	98	976	1406
1986	326	52	34	828	1240
1987	251	72	29	225	577
1988	275	72	55	363	765
1989	277	146	112	417	952

(The Hull CMA was expanded in 1987 and 1989)
SOURCE: CMHC, Starts, Completions, and Under Construction Ledgers

TABLE A25

1989 HOUSING STARTS BY TYPE BY MUNICIPALITY
HULL CMA

	SINGLE	SEMI	ROW	APT.	TOTAL	PERCENT
AYLMER	174	22	8	66	270	9.6%
BUCKINGHAM	53	70	0	12	135	4.8%
CANTLEY	72	0	0	0	72	2.6%
GATINEAU	574	432	134	515	1655	58.9%
HULL	91	88	23	174	376	13.4%
HULL OUEST	89	0	0	0	89	3.2%
LA PECHE	51	0	0	3	54	1.9%
MASSON	50	2	0	3	55	2.0%
PONTIAC	23	4	0	0	27	1.0%
VAL-DES-MONTS	75	0	0	0	75	2.7%
HULL CMA	1252	618	165	773	2808	100%
OTTAWA-HULL	4423	727	1243	1758	8151	

SOURCE: CMHC, Starts, Completions, and Under Construction Ledgers

TABLE A26

1989 HOUSING COMPLETIONS BY TYPE BY MUNICIPALITY
HULL CMA

	SINGLE	SEMI	ROW	APT.	TOTAL	PERCENT
AYLMER	180	26	9	87	302	11.4%
BUCKINGHAM	48	70	0	4	122	4.6%
CANTLEY	64	0	0	0	64	2.4%
GATINEAU	568	352	91	423	1434	54.3%
HULL	100	92	4	215	411	15.6%
HULL OUEST	89	0	0	0	89	3.4%
LA PECHE	54	0	4	5	63	2.4%
MASSON	41	2	0	3	46	1.7%
PONTIAC	18	4	0	0	22	0.8%
VAL-DES-MONTS	87	0	0	0	87	3.3%
HULL CMA	1249	546	108	737	2640	100%
OTTAWA-HULL	4634	644	1512	2560	9350	

SOURCE: CMHC, Starts, Completions, and Under Construction Ledgers

Rental Market

TABLE A27

APARTMENT STRUCTURES OF SIX UNITS AND OVER
OCTOBER 1989
OTTAWA-HULL CMA

ZONE	BACHELOR UNITS	BACHELOR AVG RENT	BACHELOR 12 MO. RENT CHANGE*	BACHELOR VAC. RATE	ONE BEDROOM UNITS	ONE BEDROOM AVG RENT	ONE BEDROOM 12 MO. RENT CHANGE*	ONE BEDROOM VAC. RATE	TWO BEDROOM UNITS	TWO BEDROOM AVG RENT	TWO BEDROOM 12 MO. RENT CHANGE*	TWO BEDROOM VAC. RATE	THREE BEDROOM UNITS	THREE BEDROOM AVG RENT	THREE BEDROOM 12 MO. RENT CHANGE*	THREE BEDROOM VAC. RATE	ZONE AVG RENT	ZONE VACANCY RATE
OTTAWA 1 (Central)	1247	$390	3.4%	1.0%	3703	$506	1.2%	1.3%	1650	$723	2.3%	0.5%	86	$791	0.5%	0.0%	$542	1.0%
OTTAWA 2 (Sandy Hill Lower Town)	655	$387	4.3%	3.2%	2027	$502	6.0%	0.6%	1042	$686	1.2%	0.6%	140	$1,099	3.7%	0.6%	$554	1.1%
OTTAWA 3 (Inner West and South)	580	$365	2.5%	1.1%	2597	$479	0.4%	2.6%	1327	$672	1.6%	2.7%	209	$796	1.8%	4.5%	$533	2.5%
OTTAWA 4 (East End)	424	$393	7.5%	1.0%	5217	$487	4.5%	0.9%	5595	$615	5.5%	0.8%	469	$726	4.2%	0.7%	$554	0.8%
OTTAWA 5 (West End)	866	$401	8.6%	0.7%	5251	$487	5.4%	1.4%	4200	$587	6.1%	1.9%	421	$673	3.1%	1.9%	$526	1.5%
VANIER 6	82	$331	4.7%	5.1%	1051	$440	1.6%	1.8%	1030	$521	0.6%	2.5%	78	$688	0.3%	9.0%	$482	2.5%
EAST 7 (Gloucester, Cumberland)	109	$455	3.7%	2.7%	788	$542	2.8%	2.2%	1871	$642	1.4%	2.0%	209	$658	5.3%	1.4%	$610	2.1%
WEST 8 (Nepean, Kanata)	118	$428	5.4%	0.0%	1860	$476	6.7%	0.3%	3219	$587	5.2%	0.2%	325	$633	5.9%	0.5%	$549	0.2%
OTTAWA CMA	4081	$390	4.8%	1.4%	22494	$489	3.6%	1.3%	19934	$619	3.7%	1.3%	1937	$727	2.7%	1.7%	$544	1.3%
HULL CMA	872	$360	5.0%	3.9%	4649	$427	2.6%	3.7%	9188	$482	3.7%	3.2%	1800	$536	2.3%	1.5%	$466	3.2%
OTTAWA-HULL CMA	4953	$385	4.8%	1.8%	27143	$479	3.4%	1.7%	29122	$576	3.7%	1.9%	3737	$635	2.5%	1.6%	$524	1.8%

* Based on subsample.
SOURCE: CMHC RENTAL MARKET SURVEY OCTOBER 1988

TABLE A28

RENTAL VACANCY RATES - OTTAWA CMA
PRIVATELY INITIATED UNITS

		APARTMENT*	ROW**
1980	APRIL	4.2%	N/A
	OCTOBER	3.5%	1.9%
1981	APRIL	2.2%	0.8%
	OCTOBER	0.6%	0.2%
1982	APRIL	0.4%	0.1%
	OCTOBER	0.2%	N/A
1983	APRIL	0.3%	0.2%
	OCTOBER	0.3%	0.3%
1984	APRIL	0.3%	0.3%
	OCTOBER	0.3%	0.5%
1985	APRIL	0.9%	1.2%
	OCTOBER	0.8%	1.1%
1986	APRIL	1.5%	1.0%
	OCTOBER	1.9%	1.4%
1987	APRIL	2.1%	1.4%
	OCTOBER	1.6%	1.3%
1988	APRIL	1.9%	1.3%
	OCTOBER	1.6%	0.8%
1989	APRIL	2.0%	0.6%
	OCTOBER	1.3%	0.8%

* Structures with six or more units
** Structures with three or more units
SOURCE: CMHC, Rental Market Survey

TABLE A29

GAINS AND LOSSES OF RESIDENTIAL STOCK BY TENURE
RMOC - 1983 -1989

TENURE	NEW CONSTRUCTION	LOST PROPERTIES	CONVERSIONS	NET CHANGE
OWN	27395	-2014	-2470	22911
RENT	16635	-4143	-187	12305
VACANT	3948	-540	2367	5775
TOTAL	47978	-6697	-290	40991

SOURCE: PROVINCIAL ASSESSMENT DATA, Housing Occupancy Analysis System

TABLE A30

RENTAL STARTS - RMOC

	PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	ROW	APT	TOTAL		ROW	APT	TOTAL		RENTAL
1984	508	1128	1636	82.5%	90	256	346	17.5%	1982
1985	398	1345	1743	78.9%	300	166	466	21.1%	2209
1986	233	894	1127	68.9%	353	156	509	31.1%	1636
1987	770	874	1644	76.3%	172	338	510	23.7%	2154
1988	326	652	978	60.7%	166	466	632	39.3%	1610
1989	11	394	405	78.0%	8	106	114	22.0%	519
TOTAL	2246	5287	7533	74.5%	1089	1488	2577	25.5%	10110

SOURCE: CMHC, Local Housing Market Report
NOTE: West Carleton data were not included prior to 1988.

TABLE A31

RENTAL COMPLETIONS - RMOC

	PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	ROW	APT	TOTAL		ROW	APT	TOTAL		
1984	798	2012	2810	85.3%	391	92	483	14.7%	3293
1985	750	743	1493	79.4%	192	196	388	20.6%	1881
1986	451	1497	1948	78.2%	402	141	543	21.8%	2491
1987	627	1181	1808	77.4%	268	259	527	22.6%	2335
1988	529	681	1210	80.5%	152	142	294	19.5%	1504
1989	117	788	905	54.5%	166	591	757	45.5%	1662
TOTAL	3272	6902	10174	77.3%	1571	1421	2992	22.7%	13166

SOURCE: CMHC, Local Housing Market Report
NOTE: West Carleton data were not included prior to 1988

House Prices

TABLE A32

MARKET VALUE OF COMPARABLE DWELLINGS
OCTOBER 1988 - OCTOBER 1989
RMOC (SELECTED AREAS)

	BUNGALOW			EXECUTIVE TWO-STOREY			STANDARD TWO-STOREY			STANDARD TOWNHOUSE			STANDARD CONDO APT.		
	1988	1989	CHANGE	1988	1989	CHANGE	1988	1989	CHANGE	1988	1989	CHANGE	1988	1989	CHANGE
EASTERN	$119,000	$124,000	4.2%	$154,000	$159,000	3.2%	$130,000	$137,000	5.4%	$75,000	$78,000	4.0%	$65,000	$65,000	0.0%
KANATA	$130,000	$137,000	5.4%	$180,000	$205,000	13.9%	$136,000	$154,000	13.2%	$91,000	$106,000	16.5%	--	$72,000	--
ORLEANS	$113,000	$128,000	13.3%	$175,000	$190,000	8.6%	$127,000	$133,000	4.7%	$88,000	$95,000	8.0%	--	$84,000	--
SOUTHERN	$128,000	$142,000	10.9%	$190,000	$215,000	13.2%	$136,000	$147,000	8.1%	$87,000	$97,000	11.5%	$84,000	$90,000	7.1%
WESTERN	$133,000	$145,000	9.0%	$175,000	$190,000	8.6%	$125,000	$140,000	12.0%	$83,000	$89,000	7.2%	$85,000	$92,000	8.2%
AVERAGE	$124,600	$135,200	8.5%	$174,800	$191,800	9.7%	$130,800	$141,000	7.8%	$84,800	$93,000	9.7%	$78,000	$82,333	5.6%
AYLMER	$86,000	$89,500	4.1%	$141,000	$147,000	4.3%	$89,000	$92,000	3.4%	$61,000	$64,000	4.9%	--	--	--
GATINEAU	$74,000	$79,000	6.8%	$143,000	$147,000	2.8%	--	$115,000	--	--	$60,000	--	--	--	--
HULL	$110,000	$110,000	0.0%	$159,000	$160,000	0.6%	$130,000	$138,000	6.2%	$70,000	$72,000	2.9%	--	$80,000	--
AVERAGE	$90,000	$92,833	3.1%	$147,667	$151,333	2.5%	$109,500	$115,000	5.0%	$65,500	$68,000	3.8%	--	--	--

SOURCE: ROYAL LEPAGE FALL SURVEY OF CANADIAN HOUSE PRICES

TABLE A33

MULTIPLE LISTING SERVICE SALES
(AREA APPROXIMATES RMOC)

		1984 AVERAGE	1985 AVERAGE	1986 AVERAGE	1987 AVERAGE	1988 AVERAGE	1989 AVERAGE	PERCENT CHANGE 84-85	PERCENT CHANGE 85-86	PERCENT CHANGE 86-87	PERCENT CHANGE 87-88	PERCENT CHANGE 88-89
	BUNGALOW	$98,121	$103,727	$110,029	$113,994	$124,109	$130,789	5.7%	6.1%	3.6%	8.9%	5.4%
	SEMI-BUNGALOW	$89,645	$87,504	$95,521	$104,808	$114,353	$120,678	-2.4%	9.2%	9.7%	9.1%	5.5%
	SPLIT LEVEL	$125,301	$127,349	$129,646	$139,995	$147,181	$157,320	1.6%	1.8%	8.0%	5.1%	6.9%
	2 STY	$124,967	$128,934	$133,261	$143,377	$154,184	$168,484	3.2%	3.4%	7.6%	7.5%	9.3%
	3 STY	$172,932	$198,036	$185,334	$221,024	$228,975	$249,275	14.5%	-6.4%	19.3%	3.6%	8.9%
DETACHED		$114,322	$119,317	$124,365	$132,967	$143,761	$154,440	4.4%	4.2%	6.9%	8.1%	7.4%
	LINK	$102,364	$106,539	$106,630	$113,324	$121,627	$129,922	4.1%	0.1%	6.3%	7.3%	6.8%
	ROW	$107,212	$106,461	$106,091	$126,419	$120,570	$123,478	-0.7%	-0.3%	19.2%	-4.6%	2.4%
	SEMI-DETACHED	$94,746	$99,623	$101,652	$109,323	$119,541	$128,166	5.1%	2.0%	7.5%	9.3%	7.2%
ATTACHED		$96,555	$100,921	$102,643	$112,142	$119,963	$127,220	4.5%	1.7%	9.3%	7.0%	6.0%
CONDO	APT	$91,995	$89,966	$93,417	$96,360	$104,342	$108,265	-2.2%	3.8%	3.2%	8.3%	3.8%
	OTHER	$73,814	$77,850	$81,017	$86,091	$90,834	$99,360	5.5%	4.1%	6.3%	5.5%	9.4%
TOTAL	RESIDENTIAL	$102,570	$107,524	$112,449	$119,865	$129,135	$137,455	4.8%	4.6%	6.6%	7.7%	6.4%

SOURCE: REAL ESTATE BOARD OF OTTAWA-CARLETON, Annual Report

TABLE A34

HOUSE PURCHASE COST TRENDS

	MLS SALES ANNUAL AVERAGES	CHANGE IN AVERAGE PRICE	MORTGAGE INTEREST RATES	MONTHLY PAYMENT P.I.& T.	ANNUAL INCOME REQUIRED	CHANGE IN REQ'D INCOME	INFLATION RATE
1981	$65,160		18.2%	$942	$34,745		
1982	$71,506	9.7%	17.9%	$1,019	$37,557	8.1%	9.9%
1983	$86,699	21.2%	12.7%	$941	$33,744	-10.2%	6.7%
1984	$102,570	18.3%	13.2%	$1,146	$41,232	22.2%	5.0%
1985	$107,524	4.8%	11.7%	$1,099	$39,133	-5.1%	4.1%
1986	$112,449	4.6%	10.9%	$1,094	$38,687	-1.1%	4.0%
1987	$119,865	6.6%	10.7%	$1,151	$40,647	5.1%	4.0%
1988	$129,135	7.7%	11.4%	$1,296	$51,841	13.2%	4.1%
1989	$137,455	6.4%	12.2%	$1,449	$57,941	11.8%	5.0%

NOTE: MONTHLY PAYMENTS AND INCOME REQUIRED ARE ESTIMATES BASED ON A 25 YR AMORTIZATION AND ASSUME A 10% DOWNPAYMENT ON THE ANNUAL AVERAGE MLS RESIDENTIAL SALES PRICE AND ANNUAL PROPERTY TAXES OF 1.5% OF THE HOUSE PRICE.

TABLE A35

ASKING PRICES OF
NEWLY COMPLETED AND UNOCCUPIED SINGLES AND SEMIS
OCTOBER 1988

	QUINTILES					
	1ST 20%	2ND 40%	3RD 60%	4TH 80%	50% MEDIAN	AVERAGE
OTTAWA CM	$138,000	$167,100	$201,909	$242,500	$185,700	$196,187
HULL CMA	$70,000	$75,000	$85,000	$95,000	$85,000	$84,078

ASKING PRICES OF
NEWLY COMPLETED AND UNOCCUPIED SINGLES AND SEMIS
OCTOBER 1989

	QUINTILES					
	1ST 20%	2ND 40%	3RD 60%	4TH 80%	50% MEDIAN	AVERAGE
OTTAWA CM	$153,900	$182,200	$205,900	$271,900	$190,833	$213,103
HULL CMA	$80,000	$85,000	$92,800	$115,000	$90,000	$96,219

PERCENTAGE CHANGE IN ASKING PRICES OF
NEWLY COMPLETED AND UNOCCUPIED SINGLES AND SEMIS
OCTOBER 1988 TO OCTOBER 1989

	QUINTILES					
	1ST 20%	2ND 40%	3RD 60%	4TH 80%	50% MEDIAN	AVERAGE
OTTAWA CM	11.5%	9.0%	2.0%	12.1%	2.8%	8.6%
HULL CMA	14.3%	13.3%	9.2%	21.1%	5.9%	14.4%

SOURCE: CMHC, Monthly Housing Statistics

Demand for Assisted Housing

TABLE A36

OTTAWA-CARLETON REGIONAL HOUSING AUTHORITY
WAITING LIST FOR RENT GEARED TO INCOME HOUSING
1987 - 1989

		TOTAL				90 POINTS or MORE				% WITH 90 POINTS or MORE			
		FAMILY	SENIORS	SINGLES/ DISABLED	TOTAL	FAMILY	SENIORS	SINGLES/ DISABLED	TOTAL	FAMILY	SENIORS	SINGLES/ DISABLED	TOTAL
1987	JAN	1019	371	223	1613	433	14	121	568	42.5%	3.8%	54.3%	35.2%
	FEB	1096	438	224	1758	498	25	137	660	45.4%	5.7%	61.2%	37.5%
	MAR	1171	457	230	1858	534	20	143	697	45.6%	4.4%	62.2%	37.5%
	APR	1244	477	226	1947	573	34	129	736	46.1%	7.1%	57.1%	37.8%
	MAY	1197	430	231	1858	540	25	128	693	45.1%	5.8%	55.4%	37.3%
	JUN	1237	447	233	1917	537	30	121	688	43.4%	6.7%	51.9%	35.9%
	JUL	1165	447	238	1850	518	28	134	680	44.5%	6.3%	56.3%	36.8%
	AUG	1183	473	244	1900	517	35	134	686	43.7%	7.4%	54.9%	36.1%
	SEP	1122	483	236	1841	444	20	123	587	39.6%	4.1%	52.1%	31.9%
	OCT	1076	490	250	1816	489	127	144	760	45.4%	25.9%	57.6%	41.9%
	NOV	1043	459	250	1752	487	114	148	749	46.7%	24.8%	59.2%	42.8%
	DEC	1016	425	239	1680	416	112	134	662	40.9%	26.4%	56.1%	39.4%
1988	JAN	1029	419	247	1695	441	99	129	669	42.9%	23.6%	52.2%	39.5%
	FEB	1118	433	254	1805	459	101	141	701	41.1%	23.3%	55.5%	38.8%
	MAR	1160	450	262	1872	479	110	142	731	41.3%	24.4%	54.2%	39.0%
	APR	1254	439	401	2094	489	88	134	711	39.0%	20.0%	33.4%	34.0%
	MAY	1278	429	444	2151	552	73	167	792	43.2%	17.0%	37.6%	36.8%
	JUN	1315	385	496	2196	591	68	203	862	44.9%	17.7%	40.9%	39.3%
	JUL	1358	323	560	2241	621	50	216	887	45.7%	15.5%	38.6%	39.6%
	AUG	1360	301	577	2238	610	53	240	903	44.9%	17.6%	41.6%	40.3%
	SEP	1365	294	577	2236	643	43	269	955	47.1%	14.6%	46.6%	42.7%
	OCT	1215	251	568	2034	570	33	250	853	46.9%	13.1%	44.0%	41.9%
	NOV	1206	259	593	2058	590	41	251	882	48.9%	15.8%	42.3%	42.9%
	DEC	1208	241	635	2084	573	40	252	865	47.4%	16.6%	39.7%	41.5%
1989	JAN	1187	233	830	2250	577	43	254	874	48.6%	18.5%	30.6%	38.8%
	FEB	1373	237	833	2443	582	39	286	907	42.4%	16.5%	34.3%	37.1%
	MAR	1438	287	890	2615	623	45	318	986	43.3%	15.7%	35.7%	37.7%
	APR	1472	325	910	2707	666	45	347	1058	45.2%	13.8%	38.1%	39.1%
	MAY	1480	322	921	2723	734	54	400	1188	49.6%	16.8%	43.4%	43.6%
	JUN	1487	331	898	2716	761	67	418	1246	51.2%	20.2%	46.5%	45.9%
	JUL	1510	327	898	2735	789	62	424	1275	52.3%	19.0%	47.2%	46.6%
	AUG	1504	327	908	2739	758	71	402	1231	50.4%	21.7%	44.3%	44.9%
	SEP	1129	293	847	2269	553	63	386	1002	49.0%	21.5%	45.6%	44.2%
	OCT	994	327	847	2168	543	65	396	1004	54.6%	19.9%	46.8%	46.3%
	NOV	965	306	699	1970	530	63	321	914	54.9%	20.6%	45.9%	46.4%
	DEC	922	276	672	1870	505	55	321	881	54.8%	19.9%	47.8%	47.1%

SOURCE: OTTAWA-CARLETON REGIONAL HOUSING AUTHORITY, Priority List Data